

12 **ILLUSTRATED**

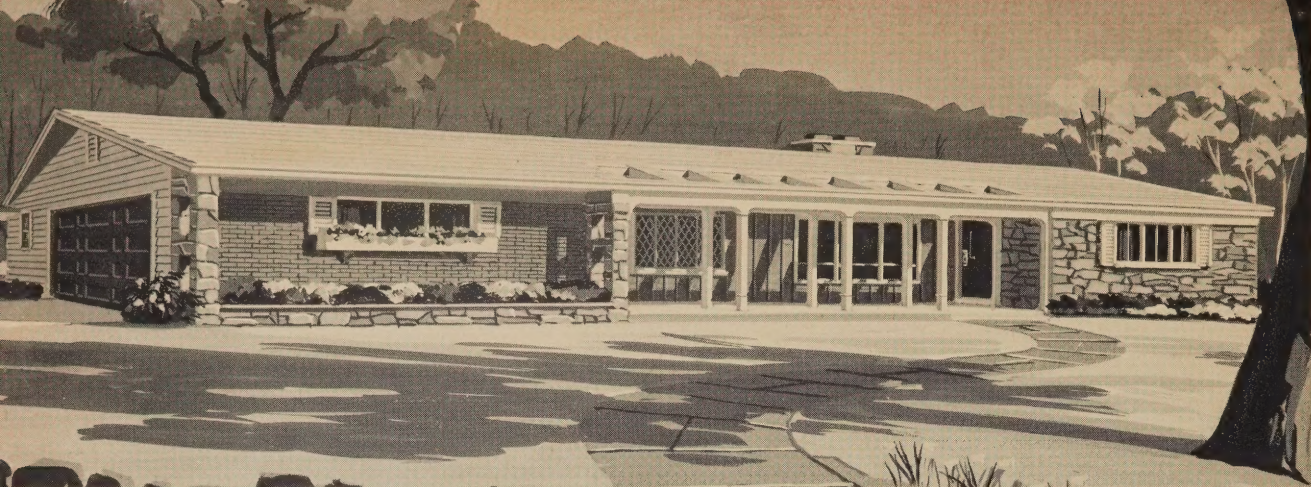
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RANCH HOMES

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and bi-level



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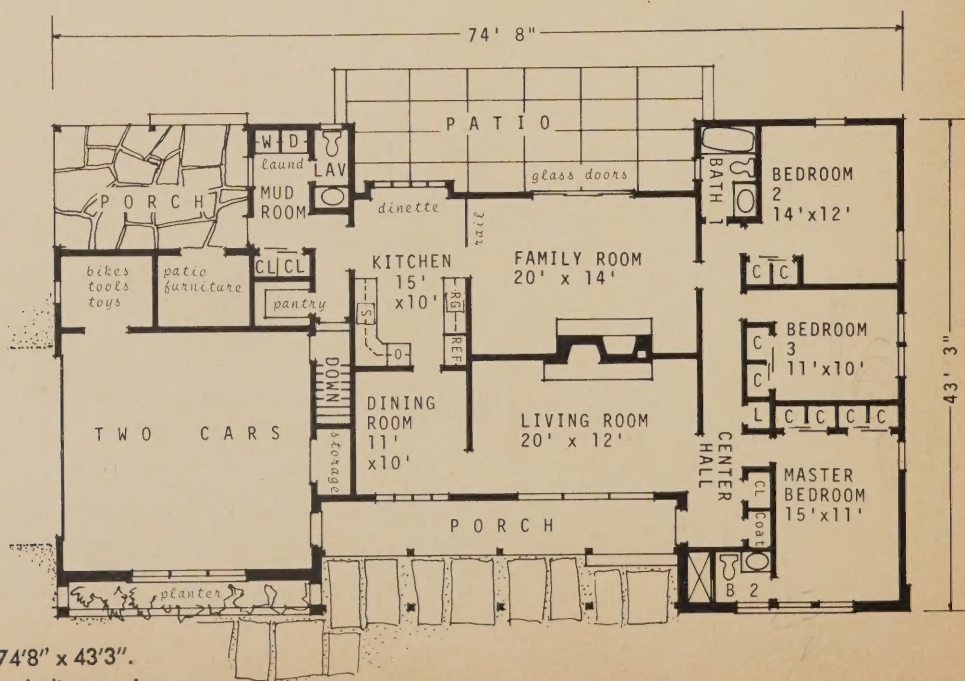
HOUSE PLANS, 48 W. 48, N. Y. 10036

Indoor-Outdoor Living Bonus

Plan No. D-9917

The changes in the use and combination of materials on the front of this house show a great sense of style and imagination. Basically the house is a simple rectangle but, within that shape, there is a great deal of play with color, texture, light, and shade. Fieldstone faces one wing and is used in cut-out stone pillars to frame the brick-faced garage wing and form a generous planting area. The porch with its pierced roof and double row of supports makes for an area that is private and inviting. Vertical siding sets off this center section. Inside the panelled front door are two handy closets, one for coats, one for storage. The center hall acts as a buffer between the living and sleeping areas of the house. A bathroom at the end of the hall serves two of the bedrooms, each of which has double closets. The master bedroom has its own bath and a whole wall of closets. Back-to-back fireplaces warm

up both the living room and the family room. These rooms are similar in shape and in the relative placement of a large window area (glass doors in the case of the family room). In addition, the patio will be marvelous for outdoor dining and entertaining. It is so large that all kinds of decorative plants can be around it without crowding. A low rail separates the pleasant dinette from the family room; this frees the family room from providing eating space and leaving more room for just plain fun. The work area of the kitchen is efficient and compact. An eye-level oven is a bonus. The dining room has its own special charm with its diamond-paned windows. Behind the kitchen are a pantry near the basement stairs, a lavatory, and a mud room with extra closets and a laundry. Large storage areas off the back porch and in the two-car garage will come in very handy.



Overall Dimensions: 74'8" x 43'3".

Square Feet: 1,545, excluding service area.

Architect: Lester Cohen.

ILLUSTRATED RANCH HOMES

Ranch Homes

- | | | |
|----|--|-----------------------------------|
| 2 | Vacation Hideaway | Lester Cohen |
| 3 | Adaptable and Affordable | Herman H. York/Raymond E. Schenke |
| 8 | Pretty-as-a-Picture Ranch | Fenick A. Vogel |
| 9 | Handsome Ranch on a Slope | Lester Cohen |
| 11 | Contemporary Ranch—Open Floor Plan | Herman H. York |
| 16 | Double-Duty Designing | Lester Cohen |
| 17 | Ranch Designed with Fun in Mind | Lester Cohen |
| 18 | Designed for Outdoor Living Too! | Lester Cohen |
| 19 | Big House Look, On a Budget | Fenick A. Vogel |
| 20 | Attractive and Practical | Lester Cohen |
| 22 | Country Club Ranch | Lester Cohen |
| 27 | Patio, Porch and Terrace | Lester Cohen |
| 32 | Easy Maintenance All-Around | Herbert C. Struppmann |
| 33 | Especially Nice | Lester Cohen |
| 36 | Contemporary Living in a Country Setting | Fenick A. Vogel |
| 40 | King Sized House | Lester Cohen |
| 41 | Versatile Spare Room | Herman H. York |
| 42 | Look Closely At This One | Herman H. York |
| | Traditional But Different, <i>Back Cover</i> | Lester Cohen |

Split-Level Homes

- | | | |
|----|---|-----------------------------------|
| 14 | Classic Country Charm | Herman H. York |
| 24 | Delightful Chalet | Derick B. Kipp |
| 28 | Split-Level Indoors and Out, <i>Cover</i> | Lester Cohen |
| 37 | Expandable Gambrel Farmhouse | Herbert C. Struppmann |
| 38 | A Touch of Grace | Herman H. York/Raymond E. Schenke |

Expansion and Two-Story Homes

- | | | |
|----|-------------------------------------|-----------------------------------|
| 4 | A-Frame for Year 'Round Activity | Lester Cohen |
| 5 | A Contemporary Cape Cod | Lester Cohen |
| 6 | Four Seasons A-Frame | Lester Cohen |
| 10 | Budget-Minded Two-Story | Lester Cohen |
| 12 | King Sized A-Frame | Derick B. Kipp |
| 24 | Delightful Chalet | Derick B. Kipp |
| 30 | Mansard Roof for a Modern Two-Story | Derick B. Kipp |
| 34 | Two-Story Step-Saver | Lester Cohen |
| 38 | A Touch of Grace | Herman H. York/Raymond E. Schenke |
| 44 | The Best of Colonial Styling | Lester Cohen |

Bi-Level Homes

- | | | |
|----|----------------------------|-----------------------|
| 7 | Bi-Level Colonial | Lester Cohen |
| 15 | Charming New Chateau | Lester Cohen |
| 26 | Contemporary Line Bi-Level | Herbert C. Struppmann |

56th ISSUE

The houses are, in general, arranged by size according to square-foot areas. This does not include optional areas such as porches, garage, or terrace, but only living space. See page 46 for suggestions in choosing and personalizing the plan of your choice.

How to Order Blueprints *page 47*
House Plan Library *inside back cover*

2 BEDROOM HOMES

See pages 2, 3, 4, 5, 6, 12.

3 BEDROOM HOMES

See pages 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 19, 20, 22, 24, 26, 27, 28, 32, 33, 34, 36, 37, 41, back cover.

4 (AND MORE) BEDROOM HOMES

See pages 5, 7, 9, 10, 12, 14, 15, 22, 26, 30, 34, 37, 38, 40, 41, 42, 44.

HOMES WITH RECREATION ROOM, FAMILY ROOM, DEN, ETC.

See pages 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 22, 24, 26, 27, 28, 30, 34, 36, 37, 38, 40, 41, 42, 44, back cover.

Book 197

ILLUSTRATED RANCH HOMES

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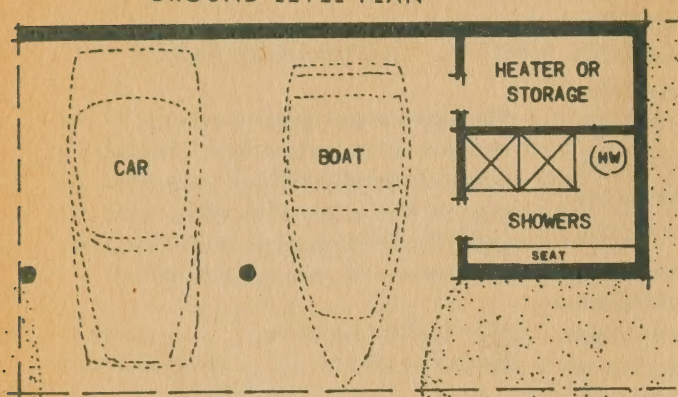
Illustrated Publications, Inc.

Printed in the United States of America

The trend of the future points to more leisure time for all, and to take full advantage of that leisure time, you ought to plan for a vacation home. The one shown here combines economy with livability, both very important considerations. There is a heating plant on the ground level so the house may be used year round for relaxing weekends of fishing, hunting, etc., in addition to summer vacations. Later on you may wish to add an extra room or two, which can be done very easily with this plan. Every room in the house faces on the luxurious front deck which spans the entire 66'6" length of the house, a design that enables you to take full advantage of a lake or mountain view. This

deck adds a good deal of extra living area to the house, and at the widest end there is a handsome barbecue for outdoor cooking. The living room has a sloping ceiling that slants up above the windows, with a big outside overhang above the deck. Sliding glass doors open on the deck and five huge windows let you enjoy the view from the living room and the kitchen. A full width fireplace wall of native stone adds interest inside and out, and inside in addition to the fireplace there is a built-in log box and a raised hearth that runs the width of the room. The informal pullman kitchen helps to speed mealtime chores, and the snack bar is always handy for light meals. Both bedrooms open on the deck through sliding glass doors, so your family and guests can enjoy every sparkling minute of their vacation. You will find ample closet space in each bedroom, two linen closets in the hall, and a marvelous array of gear closets specially designed to store all of your vacation fun equipment. The main floor has a full bath and on the ground level next to the carport there is a handy shower room. The wide vertical siding and native stone used for the exterior are exactly right for this type of house and require a minimum of upkeep.

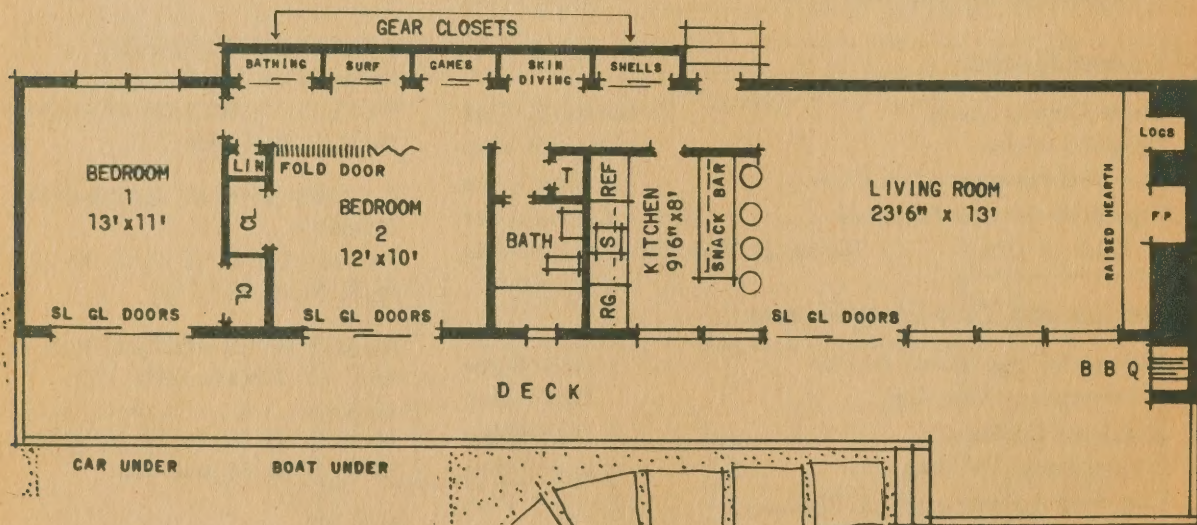
GROUND LEVEL PLAN



Overall Dimensions: 66'6" x 14'.

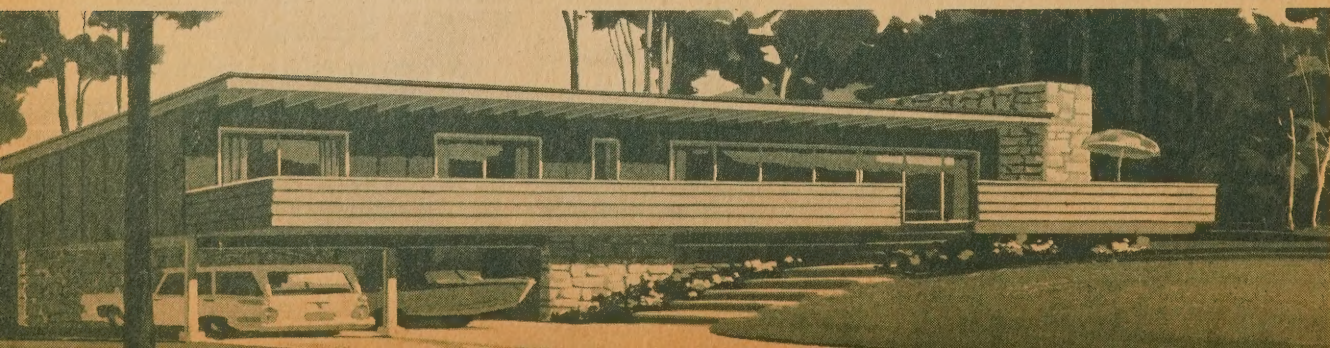
Square Feet: 890.

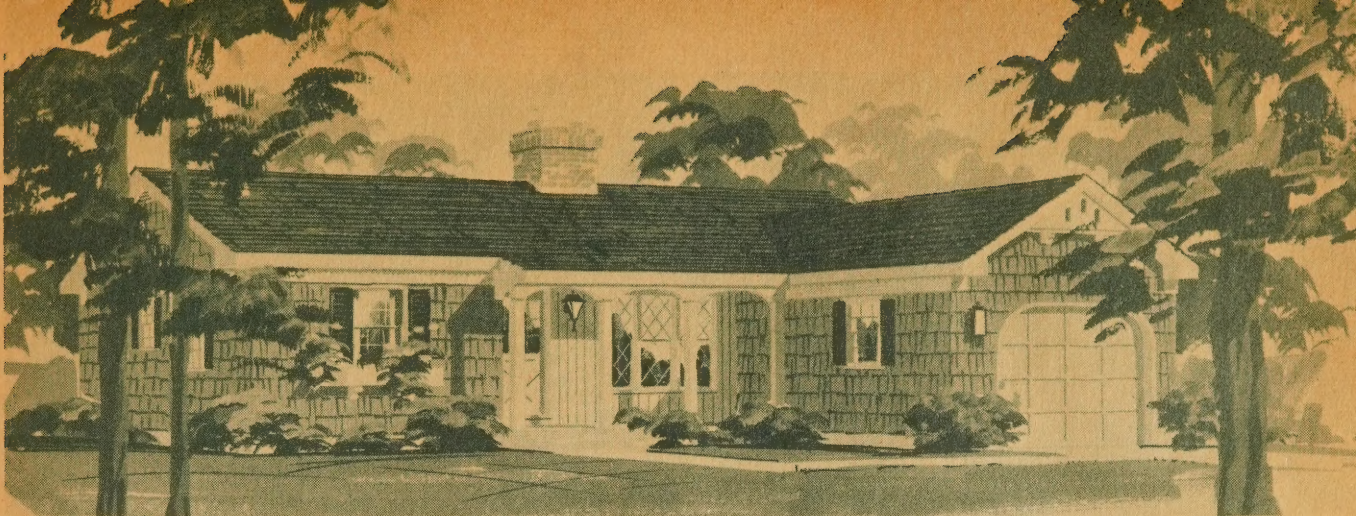
Architect: Lester Cohen.



2

HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Adaptable and Affordable

Plan No. D-3449

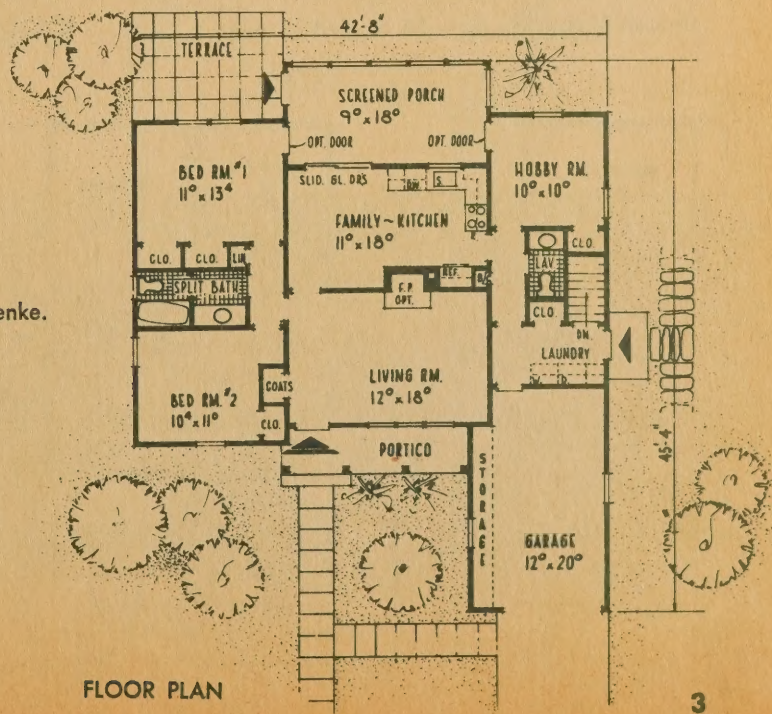
Here is a house that meets the needs of the family that is just beginning as well as being an ideal retirement home, keeping economy without sacrifice of either space or comfort. The exterior cuts a sharp figure using low-maintenance shingles that give a casual charm, very becoming to this compact plan designed with the small lot in mind. The entrance is sheltered by a portico that is defined with three graceful arches. Just inside the front door is a handy coat closet, and the first impression is one of freedom and space within the house, since the entry area is not separated from the living room, though traffic is routed to spare the room from traffic. The living room has a triple front window carried out in sections of diamond-paned glass, and there are provisions made for an optional fireplace. The family-kitchen is roomy and bright with sliding glass doors to a screened back porch which is likely to be the most popular spot in

mild weather. The kitchen is planned to allow the homemaker the benefits of modern appliances and counter and storage space, while keeping unnecessary steps to a minimum. There is ample room in the family-kitchen for varied informal activities because good planning makes it all usable space. There is a laundry room close by, providing access to the garage and the basement stairs as well as to a back door. A service lavatory and hobby room in this area can be put to use as an extra bedroom when one is necessary; at other times it can be a wonderful room to pursue any special interest or can be used as a den or home office. The bedroom wing has two good-sized bedrooms and a tiled split bath which serves both bedrooms and the rest of the house. Generous storage space is included in the garage, which is placed at a right angle to create an interesting facade while keeping the overall dimensions necessary to fit a small lot.

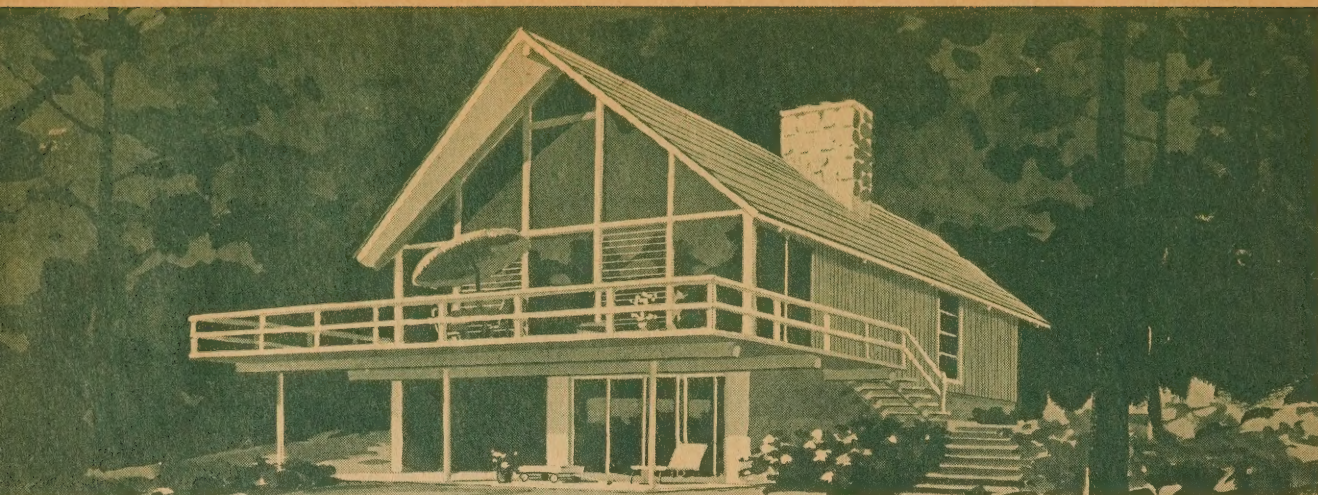
Overall Dimensions: 42'8" x 45'4".

Square Feet: 975 excl. laundry.

Architect: Herman H. York/Raymond E. Schenke.



FLOOR PLAN



HOUSE PLANS, 48 W. 48, N. Y. 10036

A-Frame for Year 'Round Activity

Plan No. D-1310

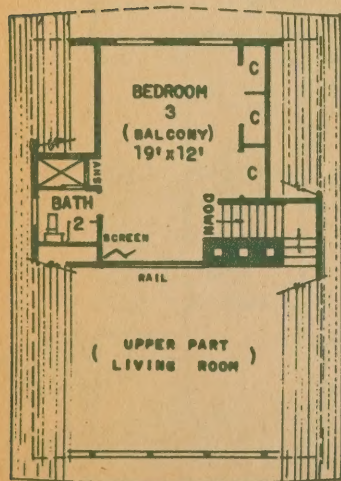
The lines of this smart, and particularly comfortable A-frame house are readily adaptable to your family's vacation needs at the seaside, mountain lake or country suburb. The wrap-around wooden deck offers the most wonderful outdoor living area for good weather in any location and indoor living is equally smart and spacious. The main level includes a big living room with a cozy fireplace, a dining area and a compact kitchen that takes care of handling a family or a great big holiday party with equal ease. The bathroom is back-to-back with the kitchen, both practical and economical, and the two bedrooms are at the rear of the house. Four closets in one room and two others in the second make for better-than-average storage. The stairway arrangement is terrific. Stairway up to the balcony that overlooks the living room is at the right of the fireplace. This reaches the big balcony bedroom where

three large closets and a second bathroom make the area a fine master bedroom suite. A folding screen can be used to shut off the room from the living quarters below, but left open, this bedroom can enjoy the window vistas at the front of the house across the upper part of the living room. Big windows also look out to the back. The stairway at the left of the fireplace takes you down to the garage (or boat storage) area as well as to the recreation room and rear storage space. A fireplace in the recreation room is equally cheery and sliding glass doors that look out to the lake or mountains enhance this room. There's a heater alcove next to the fireplace here and that means that you can turn the house into a year-round resort for weekends or build it as a ski-lodge or other winter home. It's a wonderful "second" house for city dwellers or a cozy, efficient year 'round home for a fun-loving family.

Overall Dimensions: 25' x 36' (excluding deck).

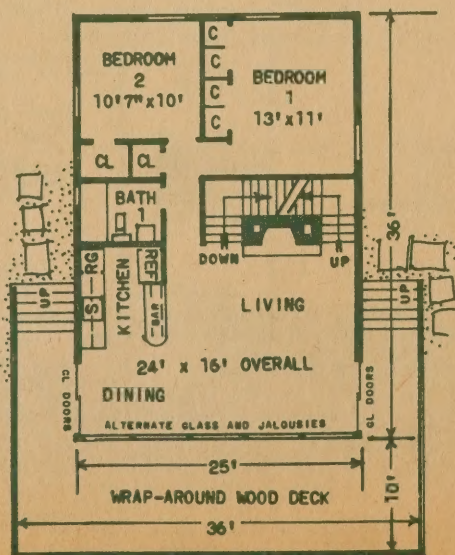
Square Feet: 850.

Architect: Lester Cohen.

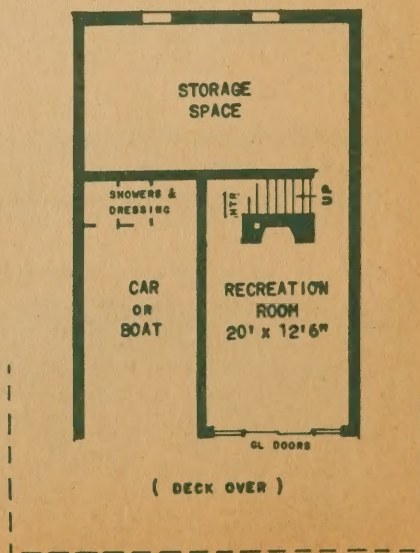


4

Balcony
Bedroom Plan



First Floor



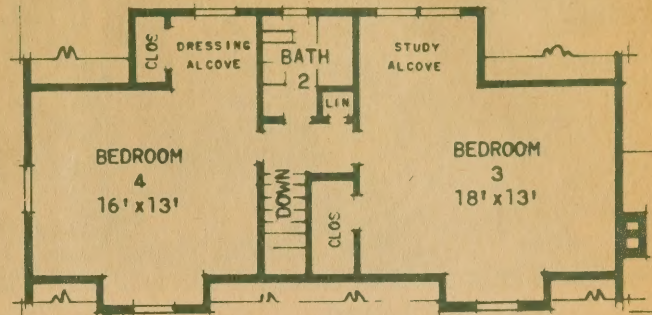
Ground Floor

A Contemporary Cape Cod

Plan No. D-9134

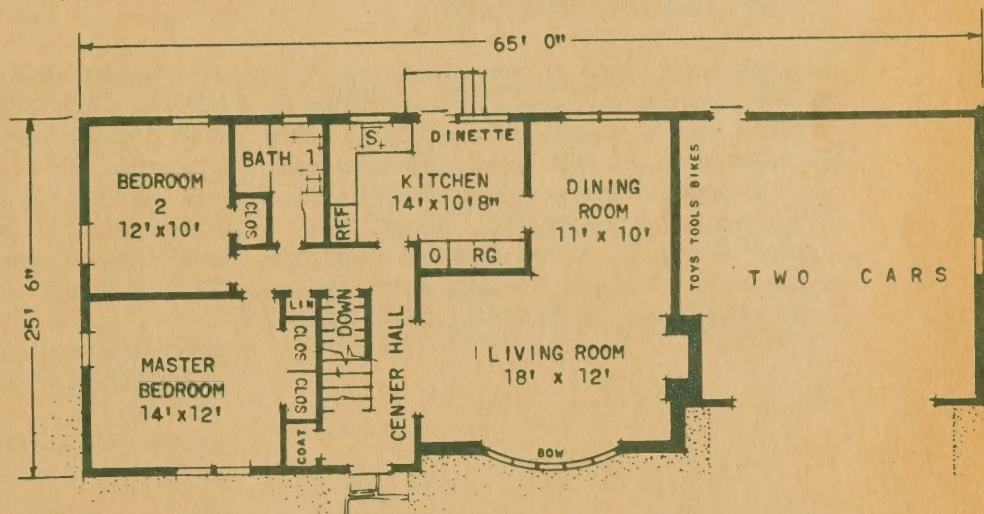
Part of our rich American heritage, the Cape Cod design has been treasured through the years. The plan shown here has been adapted to conform to contemporary standards, but none of the original charm is lost. A very handsome front door opens on a center hall entry—at the front, a coat closet and stairs to the second floor, and directly to the rear, stairs to the basement. There is a spacious living room at the right and it has two most wanted features—a fireplace and a large bow window at the front. Another desirable feature is the separate dining room. The kitchen has a dinette corner that's especially handy at breakfast time. It's located by a big window and right next to the rear entry. Note the fine arrangement of appliances and cupboards in the working area of the kitchen—no unnecessary steps and no crowding, either. Provided for at the time the house is built and ready to be finished off at any time desired, no matter what the weather, are the two bedrooms and bath on the second floor. One room has a special two-window study alcove, a big closet and a dormer alcove. The second room has a dressing alcove with a closet and window, a side window and a dormer alcove too; both rooms are

large enough to accommodate two children comfortably. In the hall, close by the door to the bath, there is a linen closet, an arrangement matched by that on the first floor. In addition to the master bedroom, with cross-ventilation and a double closet, the first floor also has another bedroom. The attached two-car garage which completes the plan has extra storage space along the side and a door to the back yard.

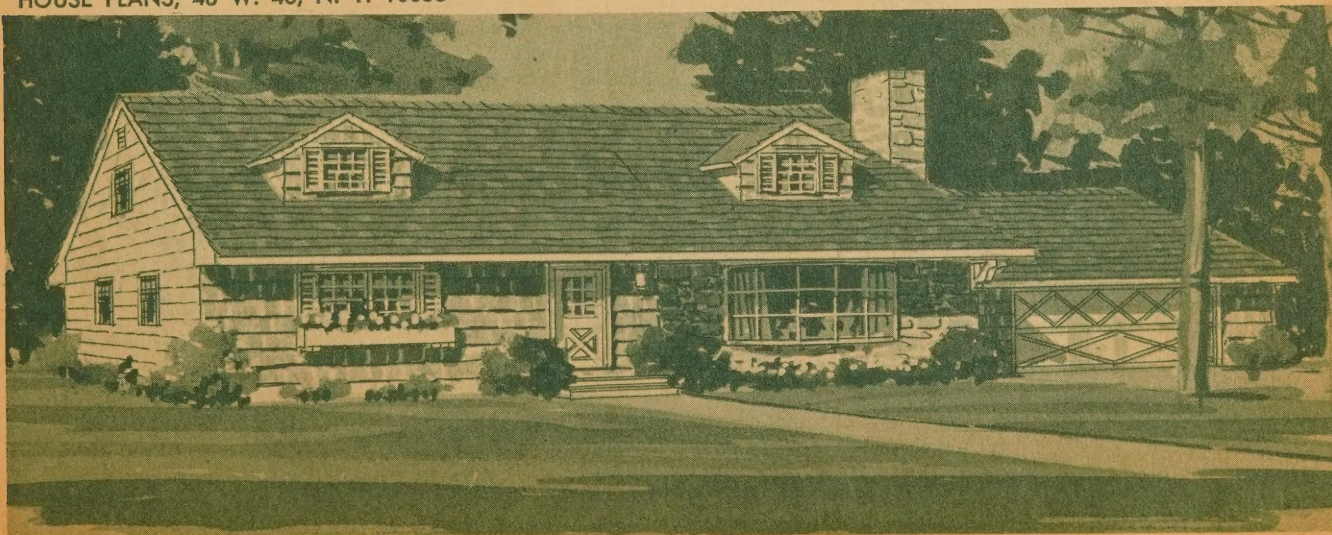


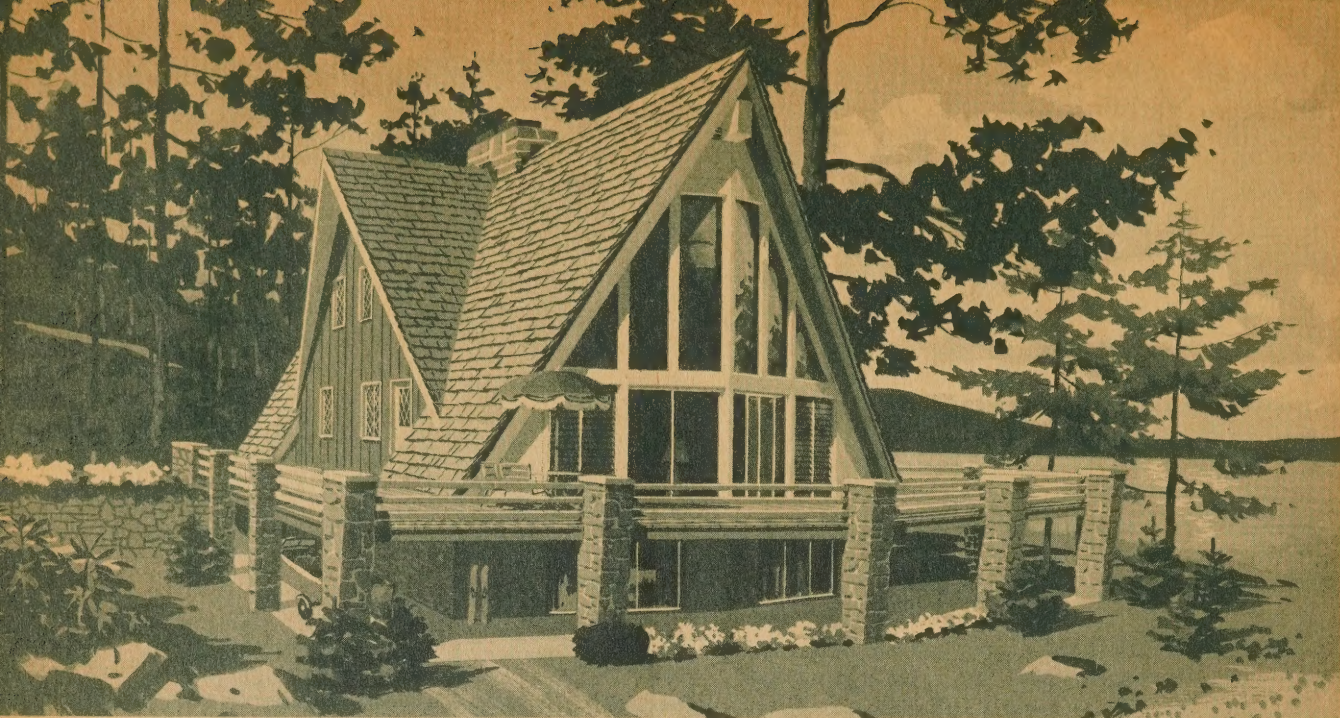
SECOND FLOOR PLAN

Overall Dimensions: 65' x 25'6".
Square Feet: 1,005.
Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Four Seasons A-Frame

Plan No. D-8251

Long popular as a vacation retreat, the A-frame design has now come into its own as a year-round home. The delightful exterior features board and batten siding, California stucco and stone pillars. Large unobstructed glass areas have been used in the front while the windows at the rear are all designed with diamond panes. A dramatic set of spiral stairs lead up to the first floor from the game room. The open plan dining and living room is given added interest by the double pair of sliding glass

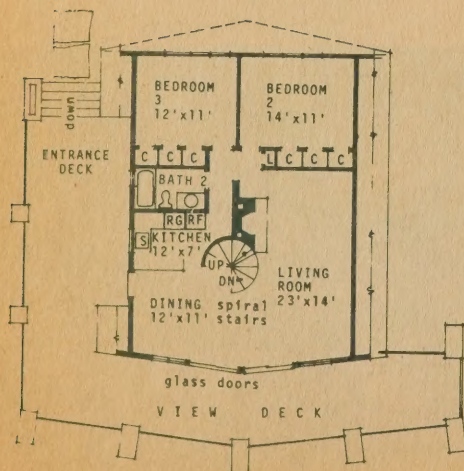
doors and jalousie windows at the front. There are 2 bedrooms, a bath and a compact kitchen. The wide deck which dominates two sides of the exterior at this level is large enough for relaxing enjoyment. The master bedroom has the privacy of the entire second floor. It has a dressing room with two closets, built-in vanity and adjacent bath, also access to large storage areas on either side of the house.

Overall Dimensions: 33'10" x 36'8".

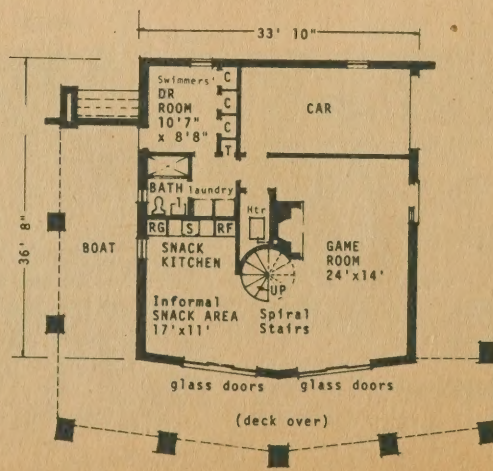
Square Feet: 955 main living area,

340 upper level.

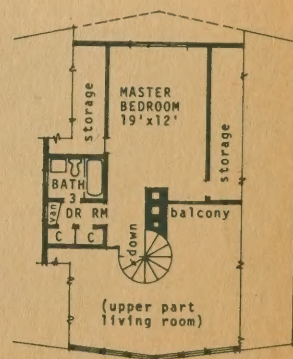
Architect: Lester Cohen.



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

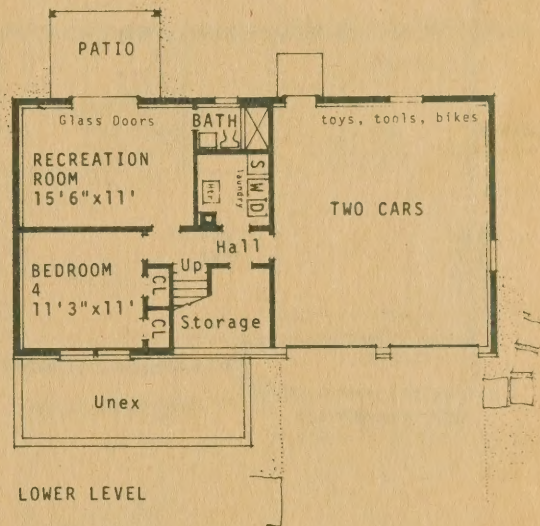
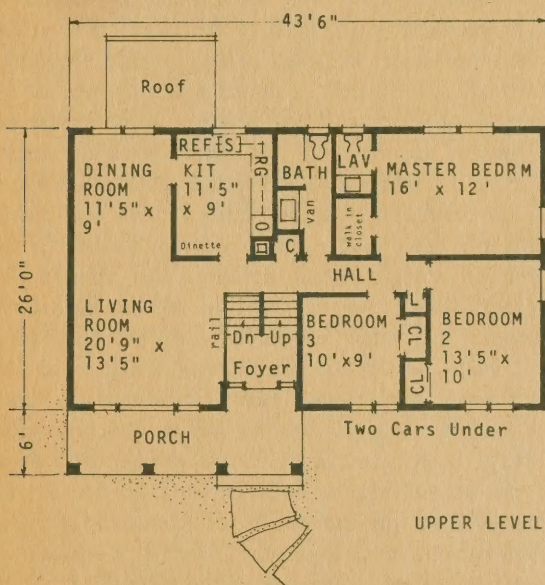
This attractive design has all the charm of Southern Colonial styling and all of the practical aspects of a bi-level plan. The exterior is of clapboard construction, with brick facing on the recessed lower level. Shutters add color to the multi-paned windows, and the pillared porch serves to highlight the handsome front doorway. Glass panels on either side of the front door light the foyer beyond, where stairs lead to the two different levels. The hall on the upper level shows a coat closet at one end and a linen closet at the other. The family bath, with vanity sink, has been conveniently located to serve both bedroom and daytime activity areas. This house has four bedrooms, three of which are on the upper level. Bedroom 3 has a sliding door closet and a double window; bedroom 2 has three windows with double exposure and a sliding door closet, and the master bedroom has a walk-in closet, a private lavatory and cross-ventilation. Bedroom 4, on the lower level, is a comfortable room with a double closet and double windows. If this fourth bed-

room is not required for sleeping space it would make an excellent home office, den or sewing room and it would make a very nice guest room, too. Meal planning, preparation, and cleanup will all be made much easier with a kitchen such as this to work in. All appliances and cupboards are ranged along two walls, which conserves time and effort. There is a handy window over the sink and a roomy corner set apart for informal meals. When the occasion calls for formal entertaining, the spacious living room with dining room extension will be most appreciated. Three windows at the front and two at the rear flood the entire area with light, a rail on the foyer side adds to the feeling of spaciousness, and plenty of unbroken wall space will enable you to create comfortable furniture arrangements. For more informal entertaining there is a recreation room on the lower level, where glass doors open on a roofed patio. This level also contains a laundry room, and a bath with enclosed shower. A large storage room is adjacent to the two-car garage.

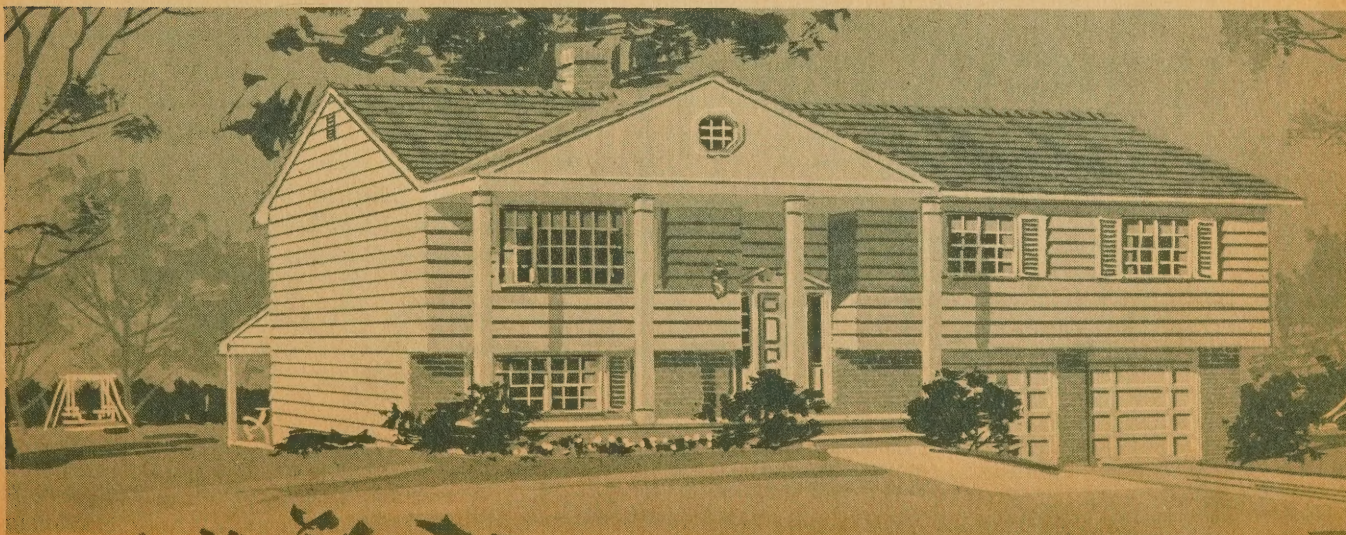
Overall Dimensions: 43'6" x 26'.

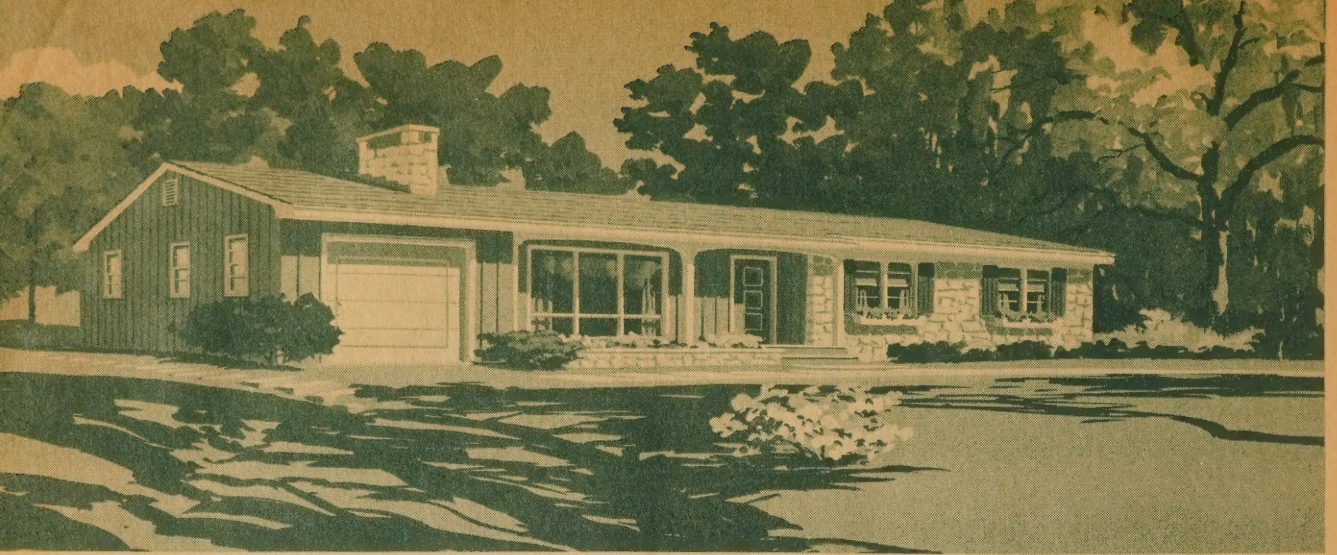
Square Feet: 1,055 upper level.

Architect: Lester Cohen.



HOUSE PLANS, 48. W. 48, N. Y. 10036

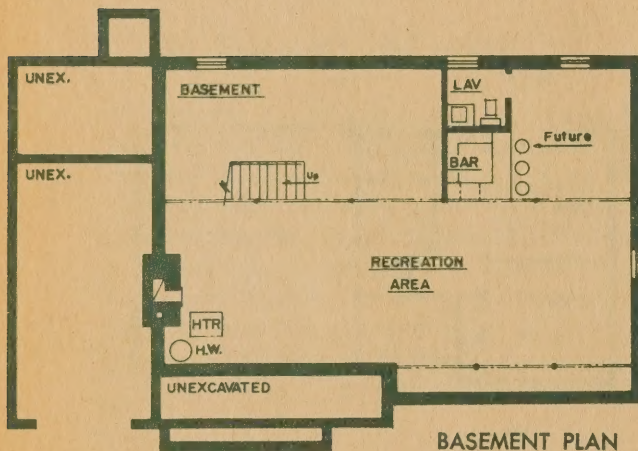




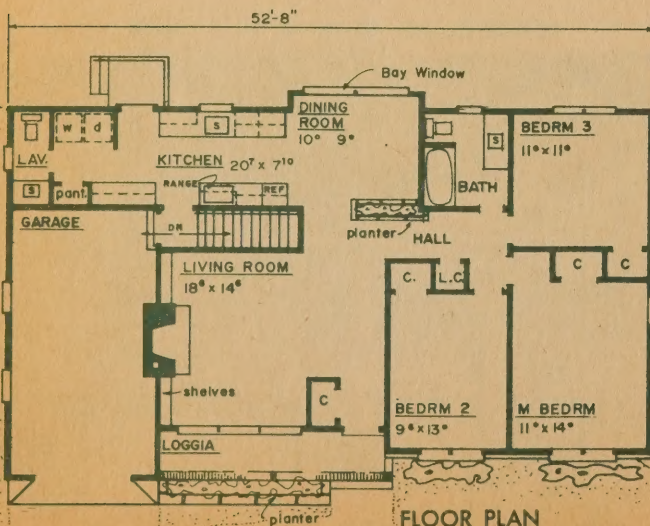
HOUSE PLANS, 48 W. 48, N. Y. 10036

Pretty-as-a-Picture Ranch

Plan No. D-2467



BASEMENT PLAN



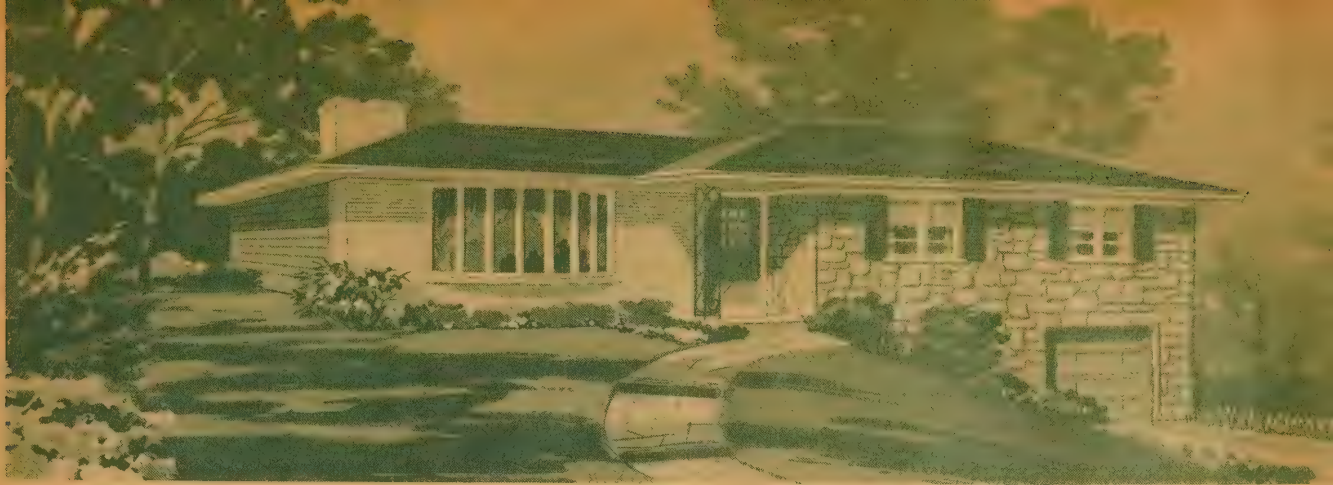
FLOOR PLAN

Any family could live happily in this compact and pretty ranch, for it affords every comfort and convenience without excessive costs. Much of the facade is of maintenance-free stone, including a large planter outlining the covered front porch. A simple roof to cover the house and garage saves costs and acts as a frame for the varied windows and doors. A coat closet screens the entry but leaves the living room open and spacious—a beautiful room for family or guests with a window wall overlooking the front porch, and a fireplace flanked by bookshelves. A large planter-divider is seen from the living room, dining room and kitchen and outlines the bedroom wing, which has three bedrooms with closets, a bathroom, and a linen closet. The dining room has an attractive bay-window wall and adjoins an unusual twenty-foot long kitchen, the key to easy homemaking. There is an entrance from the garage for unloading groceries and also an entrance from the rear for quick access from the garden. There are extensive counters and cabinets with appliances, a pantry, a separate laundry section, and a lavatory at the far end. A full basement extends under the living portion of the house, and has an entrance off the kitchen, opposite the garage entrance. The plan shows how it can be used for storage and a large recreation area and, when funds are available, a built-in bar could be included, next to the lavatory, which is under the upstairs bathroom, thus simplifying the plumbing installations. With good planning, unnecessary halls and walls have been eliminated, making this a step-saving, cost saving house.

Overall Dimensions: 52'8" x 30'10".

Square Feet: 1,060 excluding service.

Architect: Fenick A. Vogel.



HOUSE PLANS, 48 W. 48, N. Y. 10036

Handsome Ranch on a Slope

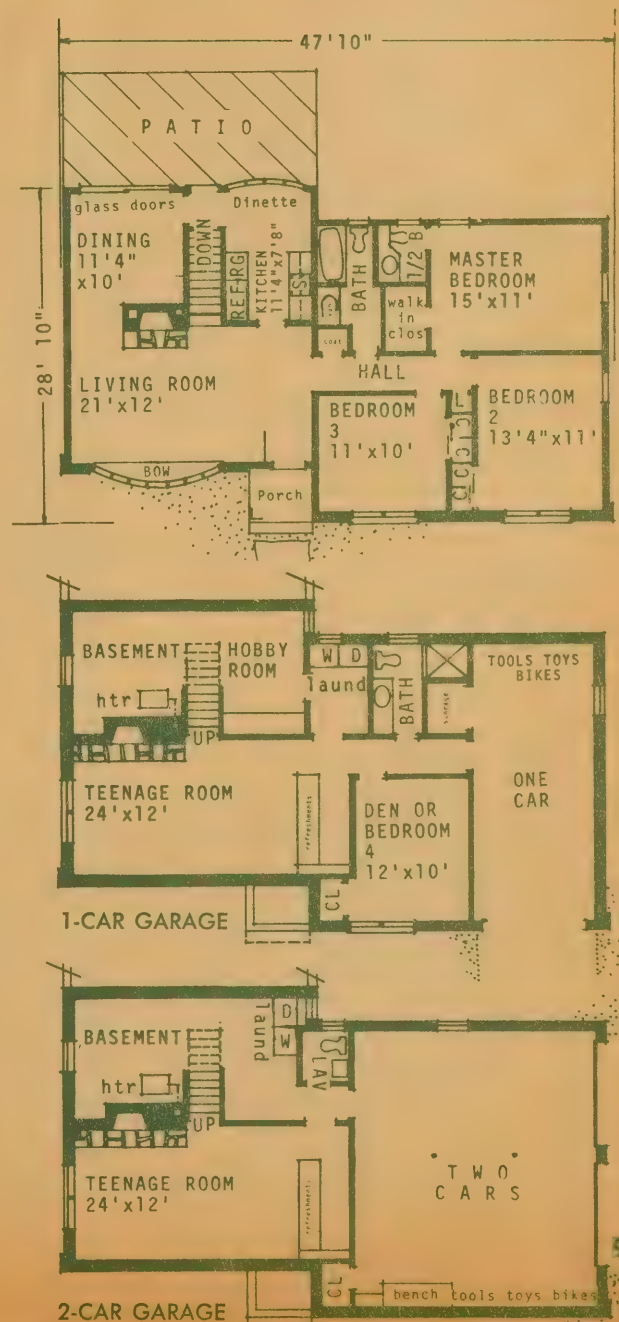
Plan No. D-9056

Sometimes it is economical and practical to have the garage right in the basement of a home. Thus you save the cost of an extra structure and this is especially practical where there is a sloping lot. An additional feature of this plan is a recreation room on the garage level, a popular adjunct in split-level design but rarely found in a ranch. In fact, this house has many features of the split-level design. There is a minimum of hall space and therefore every room is larger than usual for a home of this size. A divider separates the living room from the entry without losing the feeling of spaciousness. A magnificent bow window in the front, an interior fireplace which is the only separation between living and dining room, the unbroke expanse of wall shared by the two, and the wall of glass doors leading to the patio create a stunning effect. The galley kitchen with bow-windowed dinette facing the patio is well planned and well placed. Patio entrance and stairway to garage level are just off the kitchen which is opposite the front entrance and accessible from all other areas. Storage space is particularly good. There is a walk-in closet in the master bedroom and full-width closets in the other two. The main bathroom, compartmented and shielded by a coat closet, is augmented by a half bath in the master bedroom. This is a complete house on one level but the architect's plans show utilization of the garage level to added advantage, if desired. At the foot of the stairs is a large teenage recreation room with a refreshment bar and a large stone fireplace. There is also a hobby room, laundry, full bath with stall shower, and fourth bedroom or den. The finishing touches are the stone and brick facade and the wrought iron post at the covered entry for a very contemporary look.

Overall Dimensions: 47'10" x 28'10".

Square Feet: 1,125.

Architect: Lester Cohen.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Budget-Minded Two-Story

Plan No. D-3448

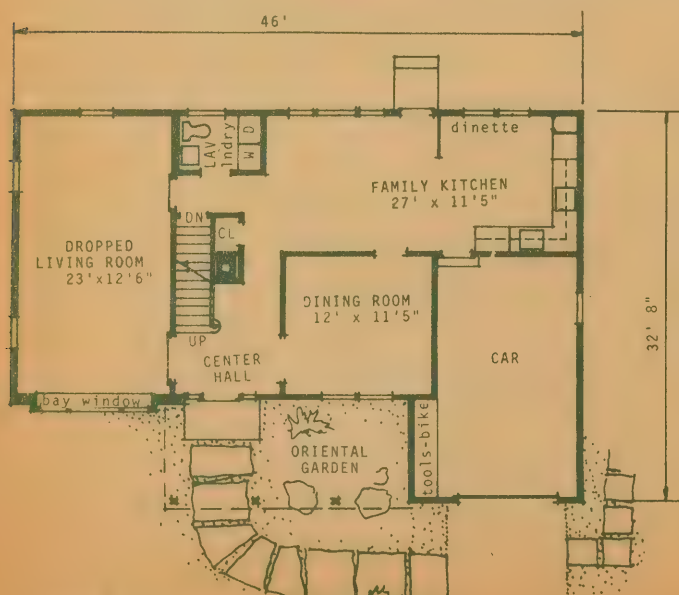
Simple lines and readily-available materials combine in this house to create a formula that is big on living and easy on the budget. Realistically scaled to fit the small lot, this attractive traditional house is ready to accommodate any size family, with four bedrooms upstairs and efficiently planned living space downstairs. The front door opens to a center hall which provides ready access to living and dining rooms as well as the family kitchen and stairs to the bedroom floor. The sunken living room enjoys triple exposures, including a wide bay window. The dining room is at the front of the house and can be used for formal dining or as a library, den or office, as individual needs dictate. The family kitchen is large and sunny and benefits from wide exposure to the privacy of the backyard. All modern kitchen appliances are in-

cluded in a convenient ell that leaves table space for informal family meals. Laundry equipment is concealed behind folding doors in a laundry closet next to the guest lavatory. Upstairs, there are four bedrooms and two baths around a center hall. The master bedroom has a private bath with stall shower and a huge walk-in closet. The remaining three bedrooms enjoy good closet space and share the other full bath in the hallway. With an exterior that combines vertical siding, brick and shingles, this plan presents a compact and attractive solution for the large family with a small lot, a house that follows traditional ideas of comfort, and enjoys good planning throughout to insure the owner and his building investment now and for years to come.

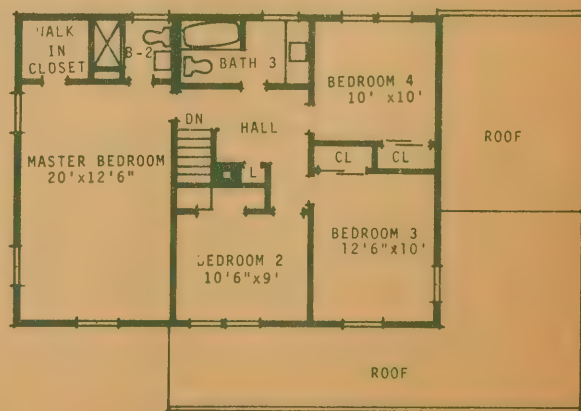
Overall Dimensions: 46' x 32'8".

Square Feet: 915 1st fl.; 850 2nd fl.

Architect: Lester Cohen.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Contemporary Ranch-Open Floor Plan

Plan No. D-3016

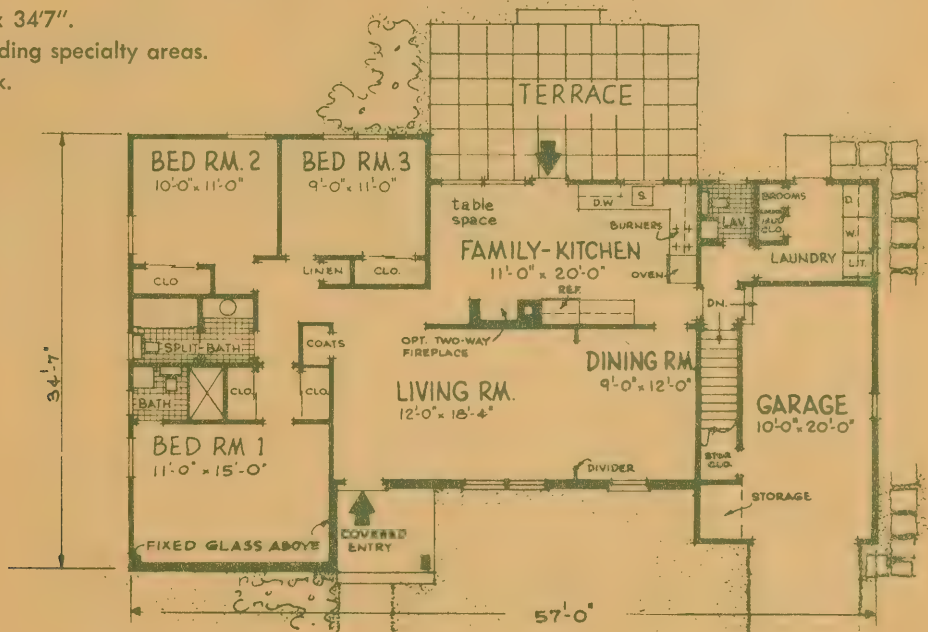
For today's informal living, this house has relaxed character. Its open floor plan blends one area into another with a feeling of spaciousness. As one enters, there is the suggestion of a center hall defining the traffic patterns, but drawing one into the living-dining room. Attractive dividers are the only demarcation here, providing a large area for a variety of functions. An optional two-way fireplace could be shared with the family-kitchen. The master bedroom with its cathedral ceiling is superbly planned to do triple duty as bed-sitting room-study, if desired. Its snug isolation from the rest of the house is assured by the passageway formed by two sliding-door closets facing each other right outside the bedroom door, which has the added advantage of permitting uninterrupted wall space for a variety of furniture arrangements. The only other break in the wall is for the master bath with an enclosed tub shower. The other two bedrooms are at the opposite

end of the wing, have their own sliding door closets, and share a split bath, which is also convenient to living or family room. The other half-bath is between kitchen and laundry room, within easy distance of terrace, garage and basement. The garage has two storage areas and the laundry is roomy and well planned with separate broom and mud closets, cabinets, washer and dryer. The combined kitchen-family room with fireplace and terrace right outside creates a day long headquarters for the family. The kitchen area is fully equipped with lots of counters and overhead cabinets, a wall oven, counter range, dishwasher, and with refrigerator in separate counter at the back door to receive groceries with ease. The extended pitched roof shelters the entry and shields the master bedroom windows from glare, while the stone and vertical siding further emphasize the smart, modern styling.

Overall Dimensions: 57' x 34'7".

Square Feet: 1,155, excluding specialty areas.

Architect: Herman H. York.



HOUSE PLANS, 48 W. 48, N. Y. 10036 11





HOUSE PLANS, 48 W. 48, N. Y. 10036

King-Sized A-Frame

Plan No. D-2386

A family can play, work and live in spacious comfort in this most popular of plans, an A-frame with all the bedrooms, living area and play area you would want. Stunning chalet lines are a natural for wooded areas, and if your property is suburban, it's surprising how well it all goes in a pleasant residential community atmosphere. The exterior is highlighted by a prow-shaped deck, with a covered patio below, and a set back balcony on the third level. The flanking wings of the plan house the garage on one side and the bedroom area on the other, and contemporary styled dormers provide light and decorative detail. On the first floor there is a dramatic living room-dining room expanse at the front with views past the patio and the patio area can be opened to combine indoor and outdoor living. There's a fine fireplace and most exciting of all, a high-ceilinged aspect, bridged from upper balcony to front sleeping balcony just at the

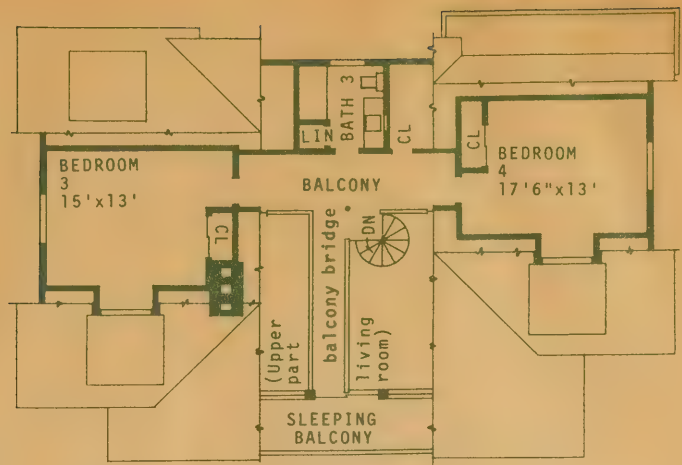
top of the inner staircase spiral. The kitchen is a real room, a joy to handle housekeeping activities in, and efficient and easy for a vacation plan with lots of family and guests and casual activities. Access from the adjacent garage means that the front areas can be kept tidy and handsome without beach sands, mountain earth or everyday pavement track-ins. On the lower level the recreation room offers a second fireplace and a circular stair up to the upper level. A wealth of utility, laundry and storage area is provided plus a full bath and closet area. On the balcony (2nd floor) level there are two more bedrooms and a bath, for a total of four bedrooms, three baths and eight closets, not to mention storage areas wherever you need them. Hooray for a really contemporary design that's old fashioned in its space and living potential, and welcome everywhere.

Overall Dimensions: 56'10" x 32', plus deck.

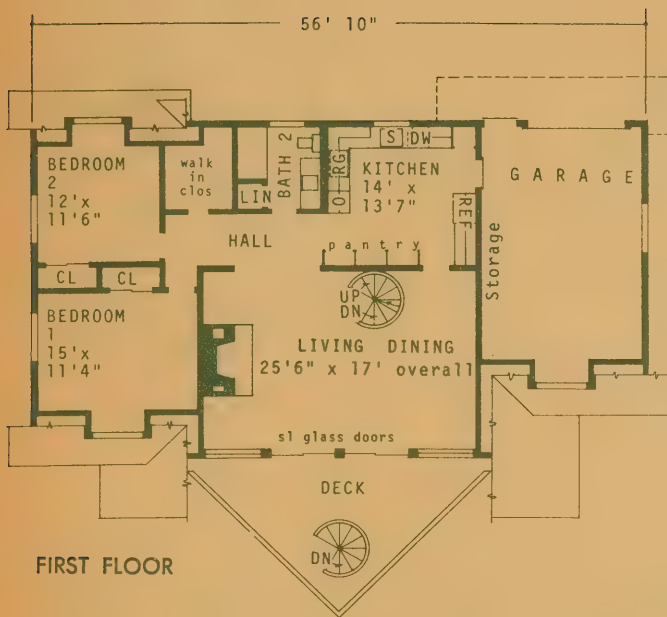
Square Feet: 1,150 first floor.

620 second floor.

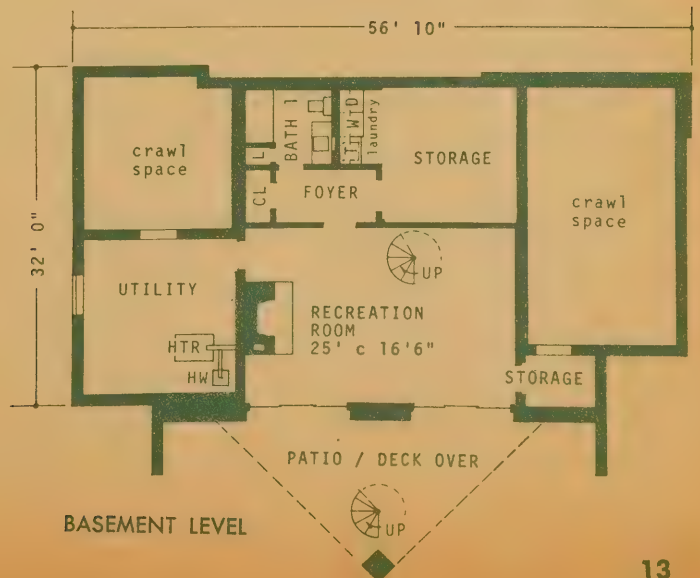
Architect: Derick B. Kipp.



SECOND FLOOR



FIRST FLOOR

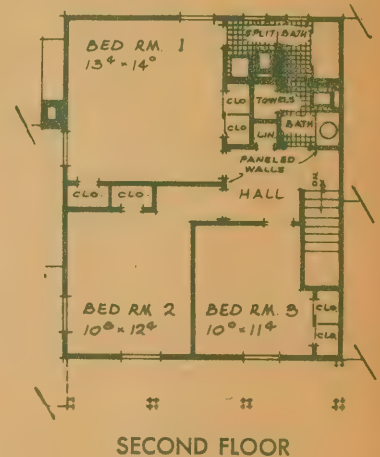
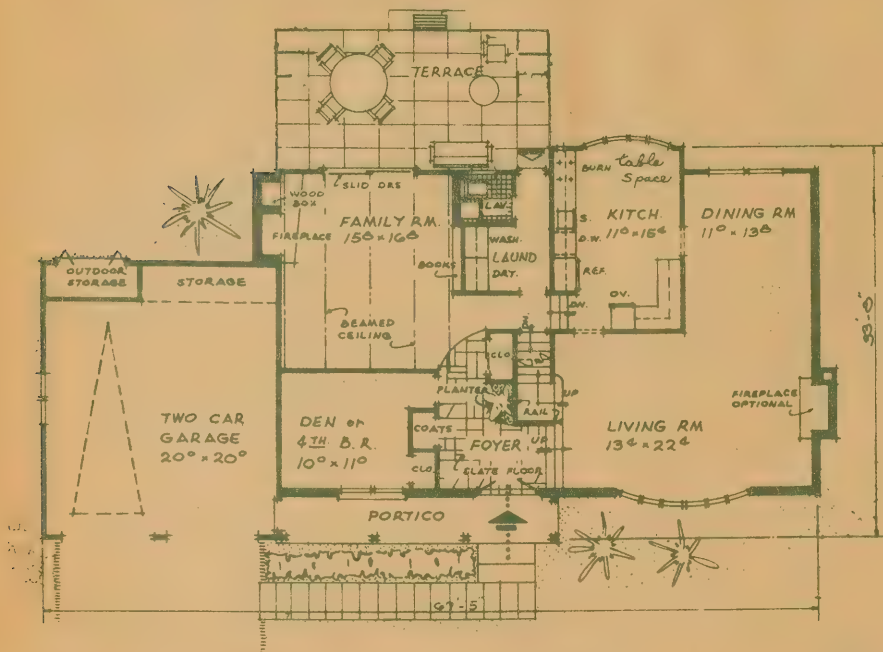


BASEMENT LEVEL

Any suburban property becomes a country estate when this house appears. The lines are casual and hospitable. A slate floored foyer is practical inside, and pretty, too, with a planter corner as a highlight. You'll find a den or bedroom on one side and the gorgeous beamed family room at the back. Stop for a moment and enjoy the fireplace corner, or have a look at the rear garden and terrace through the back window wall. On a more practical note, there's a complete laundry room, with a most convenient and tidy lavatory adjoining it, all very close to the rear service door. Living, dining and kitchen areas are on the level up three steps to the right. A curved bay in the

kitchen invites a dinette table (and don't think the youngsters won't use this for homework and snacks). The living room and dining room form a most attractive L-shaped area, and a second fireplace is shown as a home-owner's option in the living space. Three bedrooms and a split bathroom area are found on the upper level. Seven closets are a blessing to an active household up here. The bath combines master lavatory, private tub enclosure and family lavatory (2 toilets, 2 vanities and tub room plus towel storage in this well-planned unit). This is a home that turns tired city commuters into country squires as they turn the key in the lock each day.

Overall Dimensions: 67'5" x 33'8".
 Square Feet: 1,195 perimeter area, excluding garage.
 Architect: Herman H. York.



HOUSE PLANS, 48 W. 48, N. Y. 10036

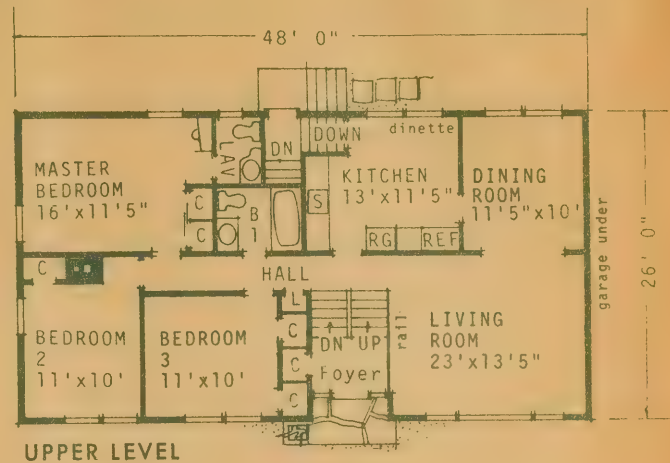


Charming New Chateau

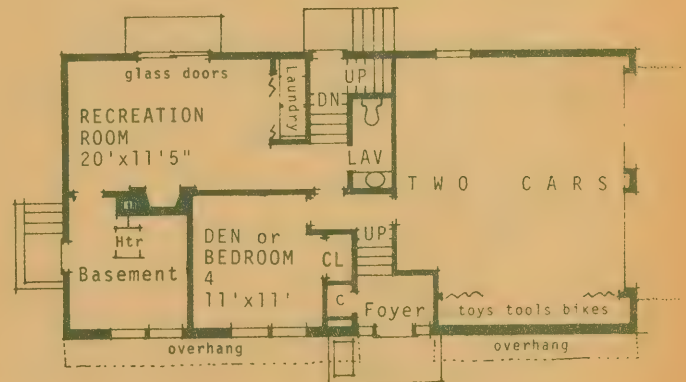
Plan No. D-8327

This isn't an authentic chateau, of course, but it is a charming new version of one with the basic design of a raised ranch. The exterior is of wood shakes with some vertical board siding and brick used as trim. Large leaded windows and a handsome front entrance are highlighted by an interesting angled roof. Windows on either side of the front door illuminate the foyer within, where there is a handy coat closet. A short flight of stairs leads up from the foyer to the main living level and another flight leads down to the lower level. Here you will find a basement heater and storage room, with a very handy outside entrance, also a two-car garage with extra storage space at the side. There is also a recreation room with a fireplace and sliding glass patio doors and a laundry corner with folding doors which conceal equipment when it's not in use. A lavatory with a vanity sink and a spacious room with a closet and two windows, designed for use as a bedroom or den, are also included in the lower level plan. In addition to the front stairs to the lower level there are rear stairs which go up to the kitchen, with an outside entrance at the mid-point. Two walls of the kitchen are devoted to a step saving arrangement of appliances and cupboards and there is a roomy dinette corner with two large windows. Next to the kitchen is a formal dining room, brightly lit and spacious, and this opens on a gracious living room which has a triple leaded

window and a balcony rail overlooking the foyer. There is cross-ventilation in the master bedroom, a double closet with sliding doors, a vanity built into one corner and a private lavatory. The second bedroom has cross-ventilation and a large closet and the third bedroom has two windows and two closets. There is a linen closet in the hall and the centrally located family bath has a vanity sink.

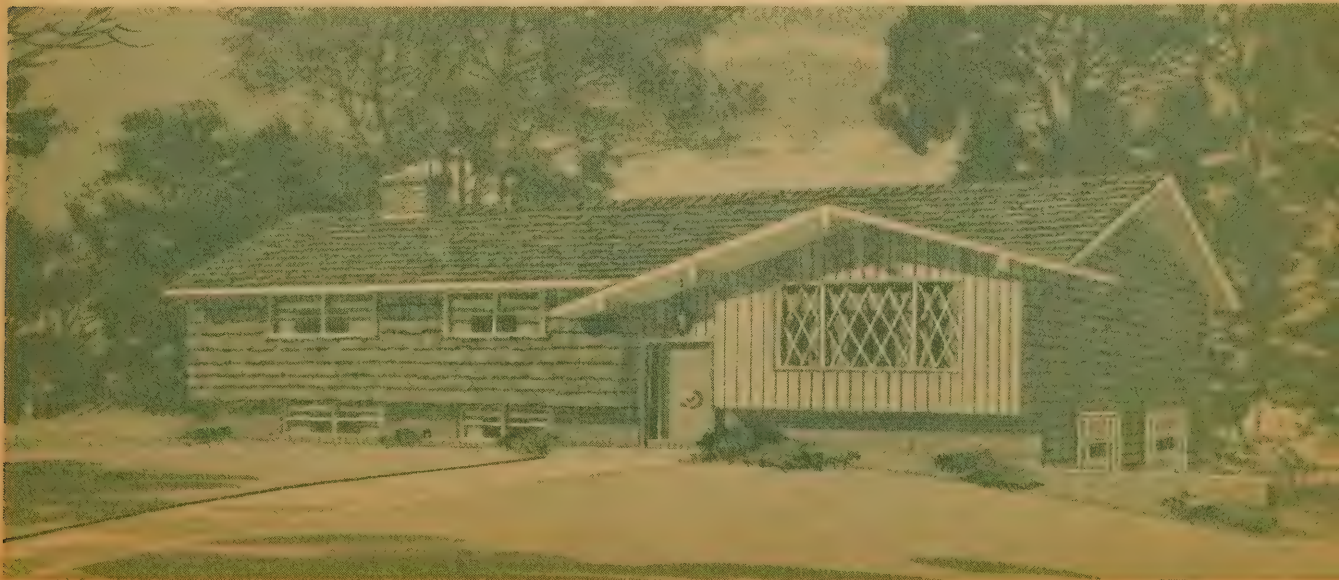


UPPER LEVEL



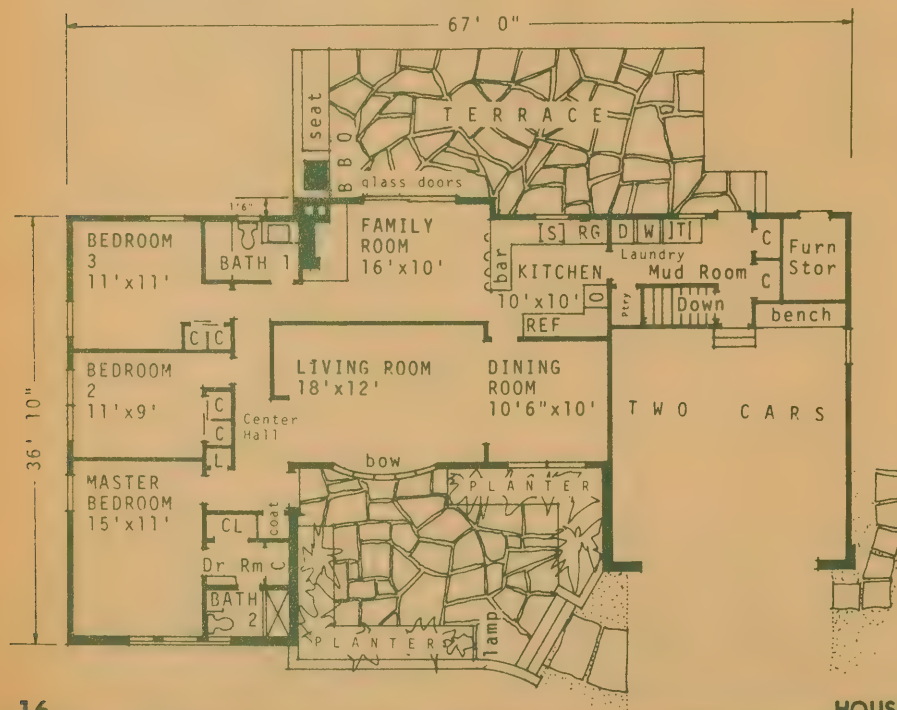
Overall Dimensions: 48' x 26'.
Square Feet: 1,160 upper level.
Architect: Lester Cohen.

HOUSE PLANS, 48 W. 48, N. Y. 10036



The architect of this lovely ranch house has managed to incorporate all the features necessary for gracious living in a plan of modest proportions by utilizing all space effectively to enable some areas to perform double duty. For instance, the 28' living-dining expanse at the front of the house has the advantage of two separate rooms, but they may be used as one when a large gathering is planned. The family room and the kitchen employ the same principle of separate but unified sections, with the open breakfast bar acting as a divider. There are sliding glass terrace doors in the family room and a corner fireplace which has a chimney that extends out to the terrace, where there is a barbecue fireplace and a built-in seating arrangement. This terrace is large enough so that one end can be screened in for comfortable dining and the other left as an open play area, which can be supervised from the kitchen. The compact kitchen has convenient L shaped counters on two sides and appliances right at hand. Next to the kitchen is a laundry-mud room, with

a pantry, rear door, two closets, an entrance to the garage and access to the basement. To the left of the center hall are the three bedrooms and two baths. Bedrooms 2 and 3 have double closets and two windows apiece. The master bedroom has cross-ventilation and a dressing area with two closets and a private bath. The center hall, which has a coat closet and a linen closet, combines with the closets and the baths to serve the additional function of a sound buffer between the bedroom wing and the rest of the house. There is room at the rear of the two car garage for a workbench, while a spacious enclosed section behind the garage provides storage for garden equipment, etc. The exterior of wood siding, brick and vertical boards has a single and most rewarding focal point: a beautiful front terrace with two large corner planters, flagstone floor and graceful lamp post. Two beautiful windows look out on the terrace and enhance the air of warmth and hospitality which it creates.



Overall Dimensions: 67' x 36'10"
(plus 1'6" for family room).
Square Feet: 1,220.
Architect: Lester Cohen.





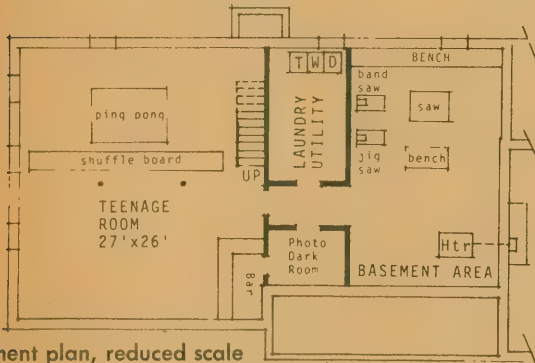
HOUSE PLANS, 48 W. 48, N. Y. 10036

Ranch Designed with Fun in Mind

Plan No. D-9871

This house has everything the active, creative family needs, all under one roof. Family life so often is dispersed by the many and differing interests held by its members, but this house is designed so that everyone can have a place of his own. The simple stone exterior and massive stone chimney are a perfect foil for the shuttered, small-paned windows and the pretty, colorful window boxes. There is a spacious stone porch, and the vertical siding around the handsome bow window and the panelled front door effectively accents the entrances. Inside, the center hall divides the living and sleeping areas. The living room is reached through a wide doorway and the

bow window and the fireplace provide two focal points to make the decorator's task an easy one. The light and airy dining room has a double window plus sliding glass doors leading to another stone porch, perfect for outside living and dining. Here also is an entrance to the two-car garage. The compact kitchen has dinette space in front of the window and is handy to the back door, the center hall, and the stairs to the lower part of the house. One is reluctant to call it the basement or cellar because it has so much more to offer. A huge teenage room with built-in snack bar has space for parties, dancing, games, hobbies, anything an active family can think of. A dark room for the photography buff solves his chief problem, or can be used for storage. In the laundry room there is space for ironing and sewing so that Mother can keep up with her family's wardrobe needs in one efficient place. And a Father and his sons will delight in the workshop where all manner of do-it-yourself projects can be handled. Upstairs the master bedroom has a walk-in closet and a private bathroom. Two other bedrooms with double closets are served by the main bathroom which has a linen closet just outside the door.

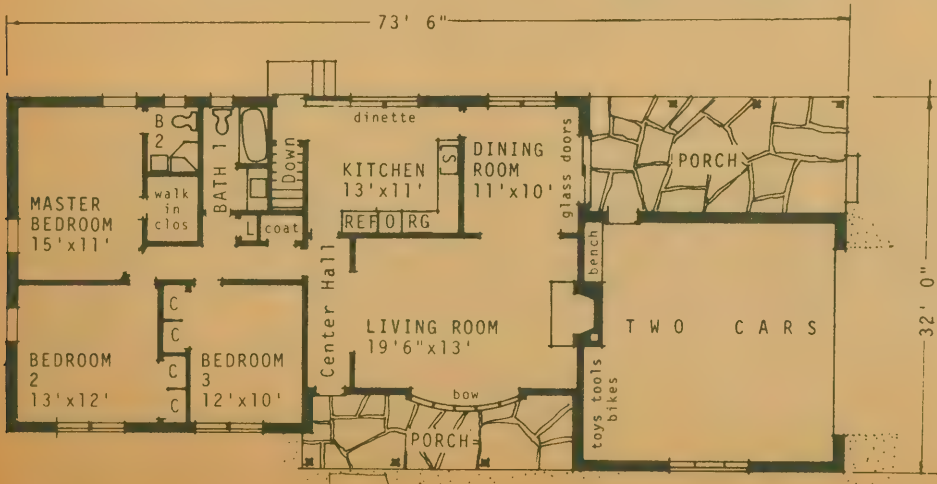


Basement plan, reduced scale

Overall Dimensions: 73'6" x 32'.

Square Feet: 1,235.

Architect: Lester Cohen.



Designed for Outdoor Living Too!

Plan No. D-2503

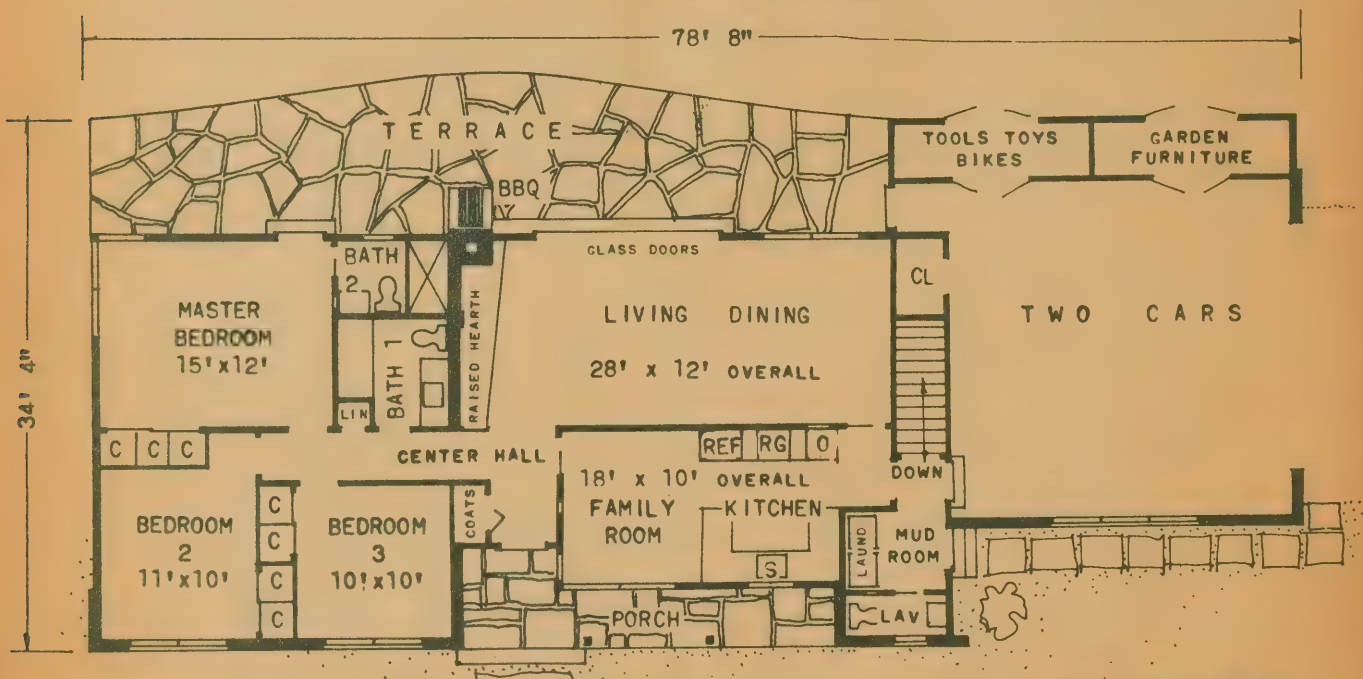
The American family of today has more and more free time available, hence more time to spend relaxing in and around the home. This suburban ranch house has been especially designed to provide comfortable indoor and outdoor living combined with privacy, making it a home you can really enjoy all year 'round. The exterior is of clapboards, wood siding and stone; from the front it presents a cozy and inviting picture, with its sheltered porch, window boxes and perky cupola and at the rear it has a large and delightful terrace. Just inside the front door there's a handy coat closet, beyond this a center hall which leads to all areas of the house. What will probably be the most used area—the kitchen and family room—has been located at the front of the house for greater convenience. With spacious window areas overlooking the porch and a very well-planned work center, it also has pocket doors to the center hall and dining room and a door to the mud room. Since there is a lavatory opening off the mud room and laundry facilities in the room itself

plus access to the garage, side entry and basement this arrangement makes it easier to keep the house free of dirt and clutter. A fireplace at the living side of the combination living-dining room takes up the entire side wall with its striking raised hearth. There are sliding glass doors and large windows on the terrace side. Putting this area at the rear of the house insures its privacy and also makes it possible to enjoy more privacy on the terrace. One side of the terrace is shielded by the rear portion of the two-car garage. Tools, toys and garden equipment fit into these two closets and may be reached from either side. A fence might be used to enclose the rear and far side of the terrace. All three bedrooms are on the left; each front bedroom has a double window and a double sliding door closet and the master bedroom has a triple corner window and a triple closet plus a private bath and a private door to the terrace. The family bath is within easy reach of all the other rooms, and readily accessible as a guest lavatory.

Overall Dimensions: 78'8" x 34'4".

Square Feet: 1,250.

Architect: Lester Cohen.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Big House Look, On a Budget

Plan No. D-4588

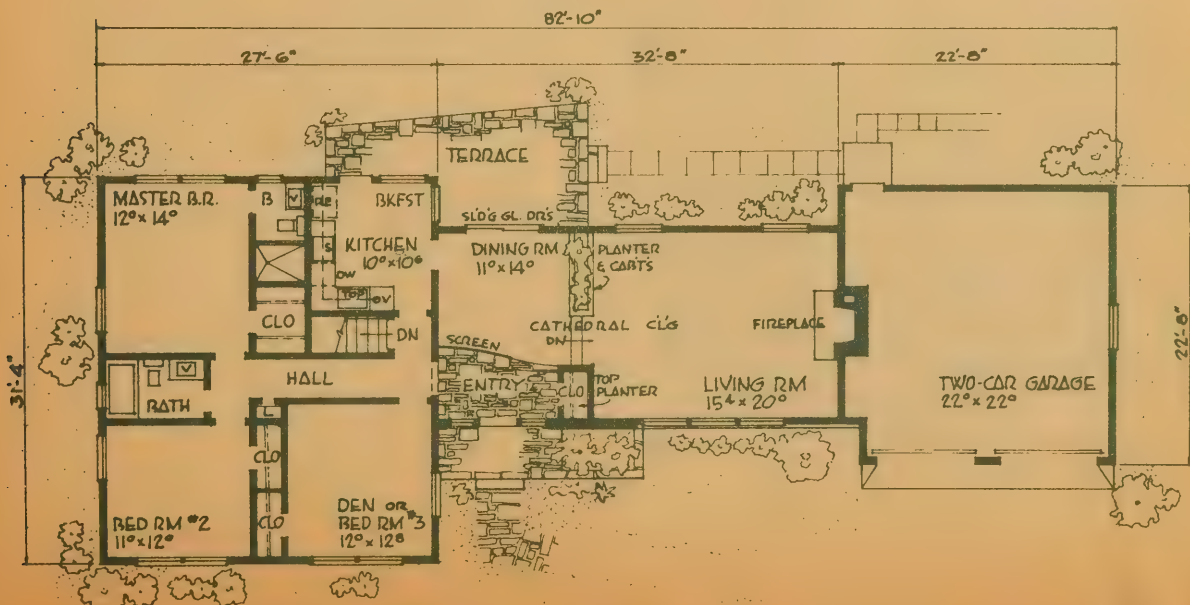
There's an air of spaciousness about the Western style T-shaped design of this house, yet its six-room interior, with an indoor-outdoor living plan, falls into the modest budget category. Plywood siding with batten trim, brick veneer at the front, beautifully simple window treatments and a wide roof overhang on all four sides create an interesting exterior with a Western air about it. Planters, a lovely way to have living color all year round in your home, have been used to good effect here. There is a large planter off to the side of the flagstone entrance, a second one on top of the entry coat closet, and a third which forms a divider between the dining room and living room and has practical cabinets underneath. Often the most neglected room in a house, but certainly not here, the dining room is set off from the flagstone entry by a curved screen. There is a wall of sliding glass doors leading to the stone terrace beyond, facilitating outdoor dining when

desired. The living room, dropped two steps down from the dining room, has a high cathedral ceiling, large glass windows on both outside walls and a paneled wall which is highlighted by a raised fireplace with brick in the wall section above it. Both of these rooms are well away from family traffic, as they should be, but the kitchen has been placed right in the center of all the activity. A compact room, with an L arrangement of counters, cupboards and appliances to save steps, the kitchen also has a breakfast nook on one corner near windows that look out over the terrace, a rear entry and ready access to the basement. Every one of the three bedrooms has two exposures. The master bedroom has a walk-in closet and a private bath with a stall shower. The two-car garage has plenty of storage space, as does the basement, which can be completely or partially finished with recreation room, utility-laundry area, and storage under the dining-living room.

Overall Dimensions: 82'10" x 31'4".

Square Feet: 1,315.

Architect: Fenick A. Vogel.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Attractive and Practical

Plan No. D-8744

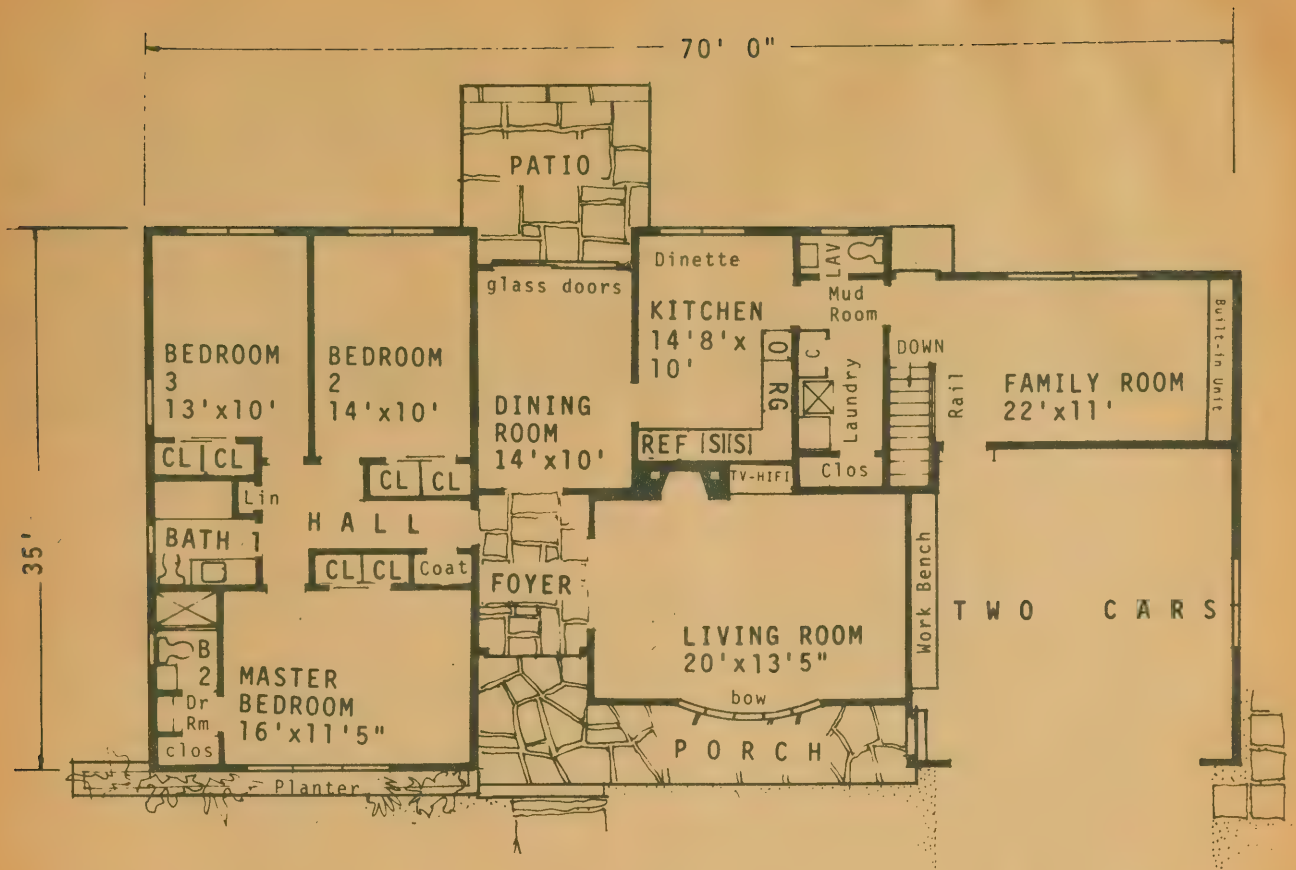
The chief feature of any ranch house is that all of the principal rooms are on one floor—the chief feature of this ranch house is that those rooms are arranged in a most attractive and practical manner. In addition, the exterior has a serene and uncluttered air about it which will blend with any neighborhood. Traditional clapboard is set off by a high and wide brick planter and the covered porch has a practical flagstone floor which is continued through to the foyer beyond the double front door. A center hall runs through the wing to the left of the foyer; opening from it are a coat closet, a linen closet and a family bath in addition to the three bedrooms. The master bedroom has three windows at the front, a double closet with sliding doors, a dressing room with a built-in vanity and a closet and a private bath with enclosed shower. Bedroom 2 has a double closet with sliding doors and two rear windows, and bedroom 3 has the same type of closet and three windows with double exposure. At the front of the house, to the right of the

foyer, is the living room. It has a beautiful bow window facing the porch and a fireplace with a TV-Hi Fi alcove on the opposite wall. The design, dimensions and location of this room make it ideal for formal entertaining and the same holds true for the dining room at the rear of the foyer. Conveniently close to the kitchen, it has wide glass doors which open on the flagstone patio. One corner of the kitchen, with two big windows, has been set aside for informal meals. Two full walls are devoted to a practical array of appliances and cupboards. Adjacent to the kitchen there is a mud room with a lavatory, laundry alcove and two storage closets. The family room beyond has a door to the back yard and stairs to the basement, a wide double window at the rear and a whole wall of built-in shelves and cupboards. The two car garage includes space at the side for a work bench and it has a door to the porch as well as one to the family room for added convenience.

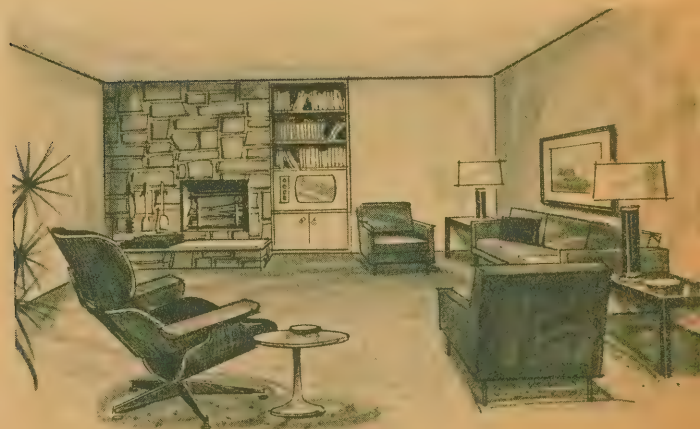
Overall Dimensions: 70' x 35'.

Square Feet: 1,345, excluding family and mud rooms.

Architect: Lester Cohen.



A view of the living room showing fireplace wall with built-in TV and Hi-Fi Center.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Country Club Ranch

Plan No. D-2580

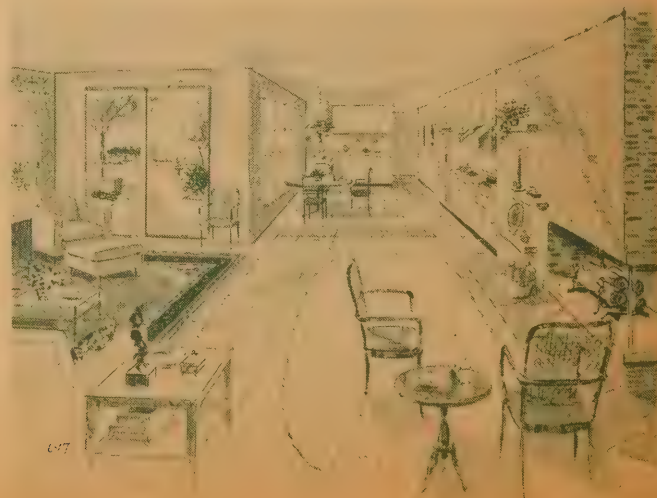
This is a pretty, informal house and right for any neighborhood. The plan is a free-flowing one, easily leading from one area to the other, and with casual access to paved outdoor spaces, while at the same time each area is a separate entity. Host and hostess receive guests into a lovely thirty foot overall living and dining room across the front. A bank of diamond-paned windows overlook a planter at the front of the living room and glass doors lead to a lattice-screened porch from the dining room. Wrought iron rail provides visual separation between the entry and living room. The open feeling is sustained in the family room and kitchen which continues on to the service area at the right. This whole portion is trim and efficient and spreads out to a sprawling patio across the whole back of the house which effectively doubles the living space. Indoors the feeling of spaciousness is emphasized by window walls and glass doors in family room and dinette and by the open layout. Kitchen cabinets are confined to one end with a corner sink,

range and dishwasher. Opposite is a brick wall with corner fireplace, barbecue, counters and refrigerator. Lavatory is at rear entrance where there is a double sliding door closet, and laundry and basement are adjacent to kitchen. This house has an interesting bedroom wing of four bedrooms and two baths, plus a large linen closet. Each bedroom has excellent sliding door closet space, and the master bedroom is in a secluded location at the rear with its own patio entrance. The two back-to-back modern baths are both accessible from the hallway for more complete family use, even though one is part of the master suite. The two car garage has three excellent storage areas at the rear, one with opening to the garden, and there is also a work bench and closet plus side windows. The house has many, practical, decorative details such as the brick fence with lantern to light the driveway, pierced roof opening for filtered sunlight, lattice screen for porch privacy, and varied materials with a maintenance free exterior.

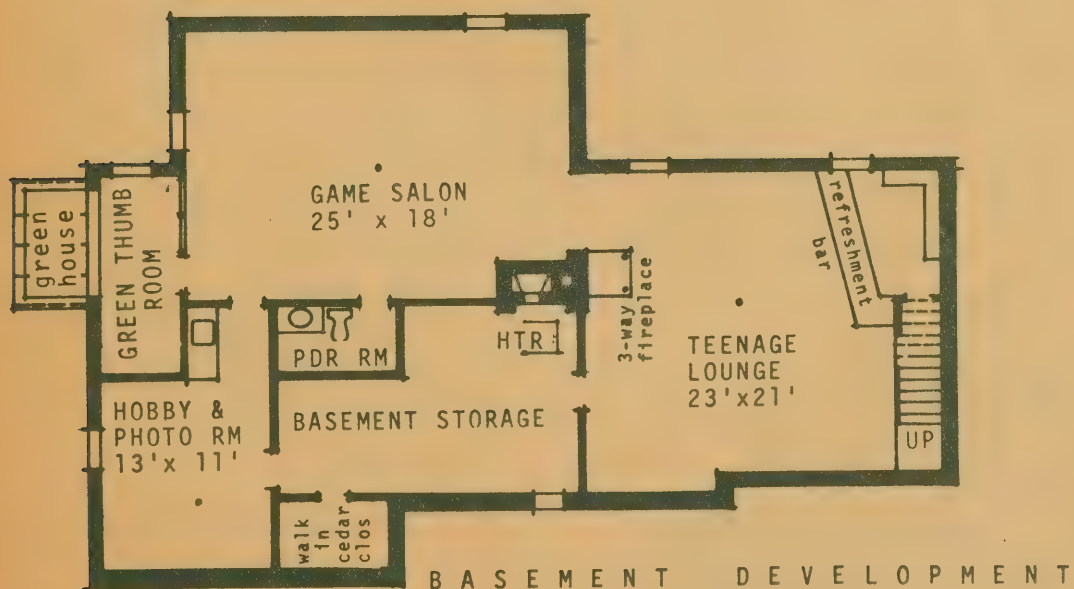
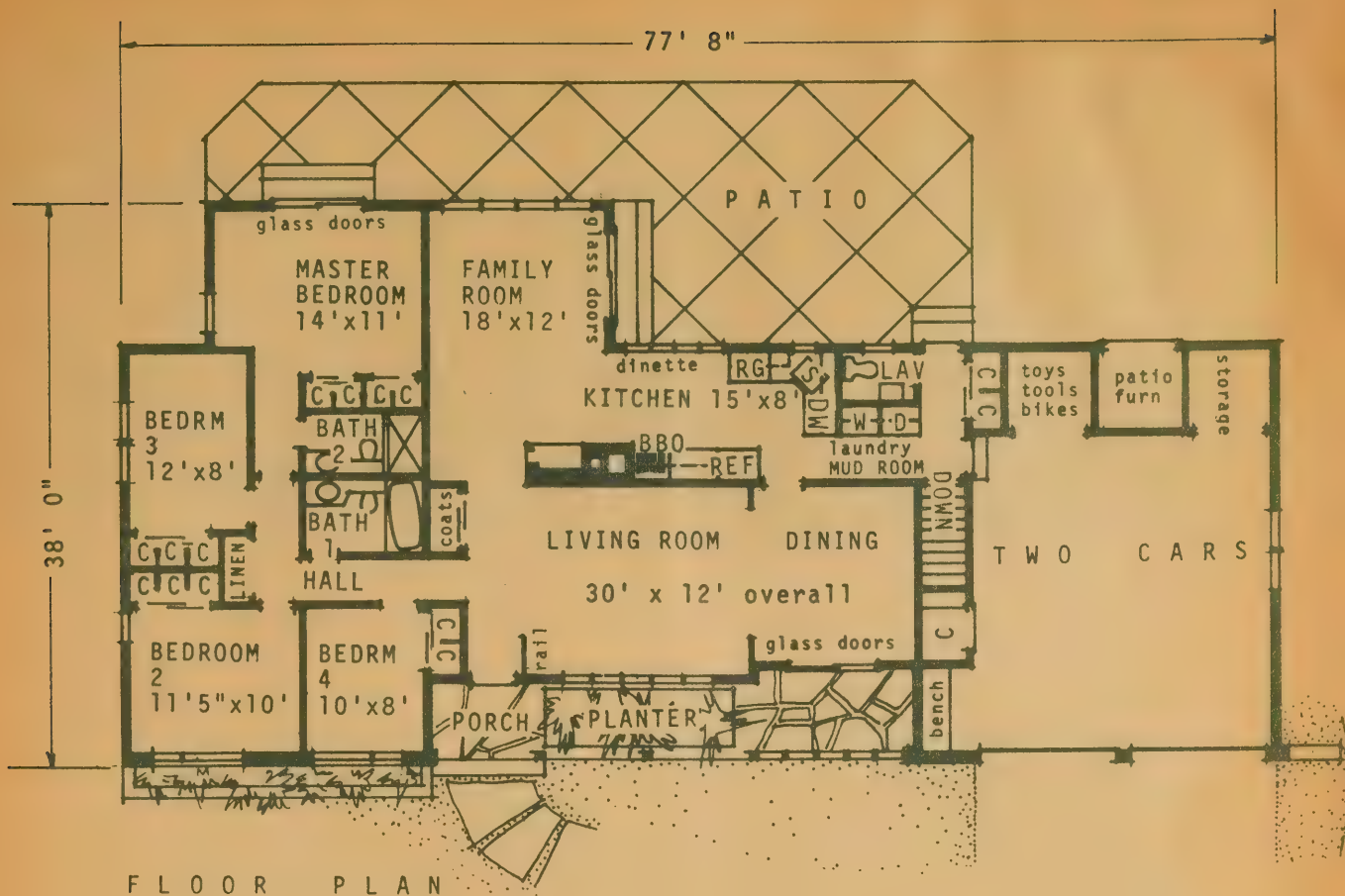
Overall Dimensions: 77'8" x 38'.

Square Feet: 1,410.

Architect: Lester Cohen.



Family room and kitchen are shown in artist's sketch with a highlight of the corner fireplace.





HOUSE PLANS, 48 W. 48, N. Y. 10036

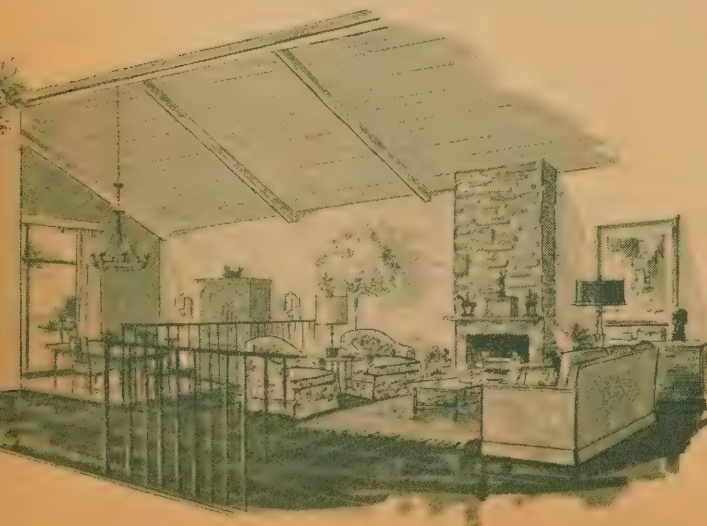
Delightful Chalet

Plan No. D-8329

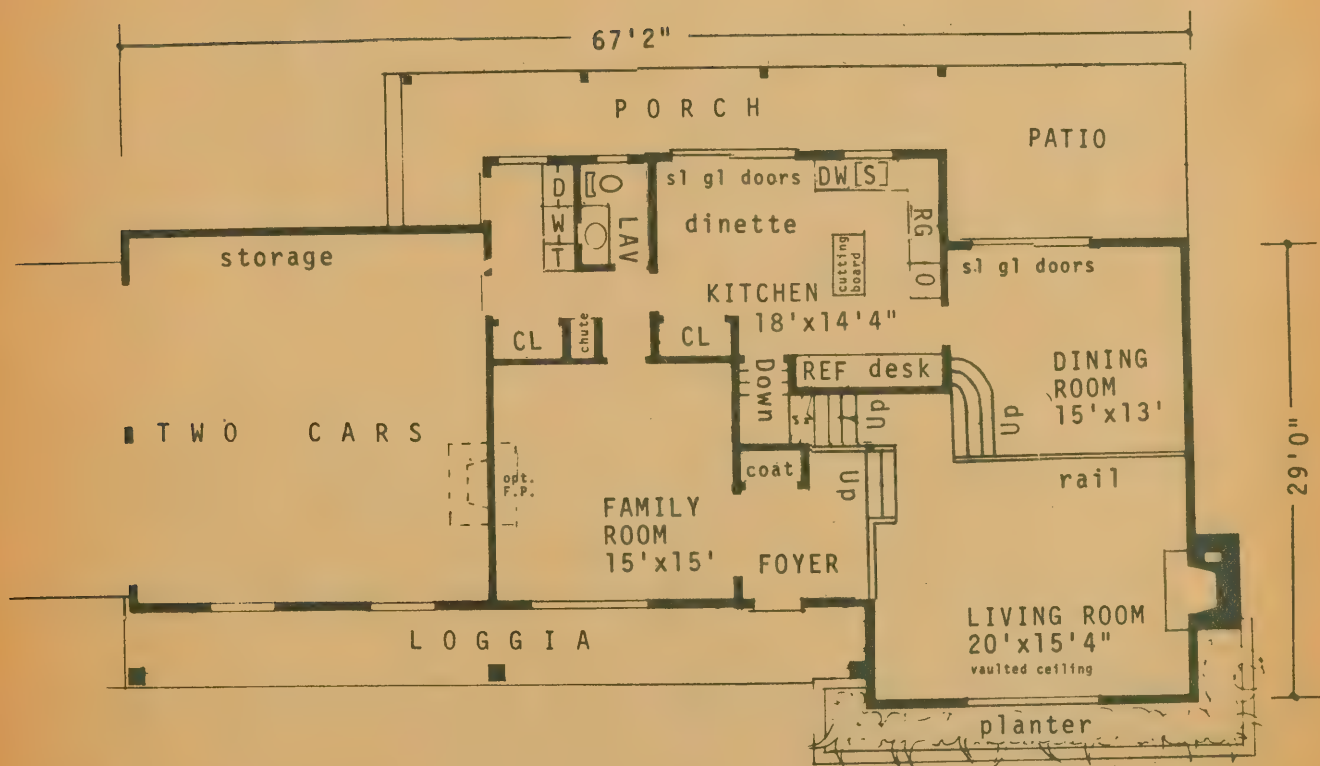
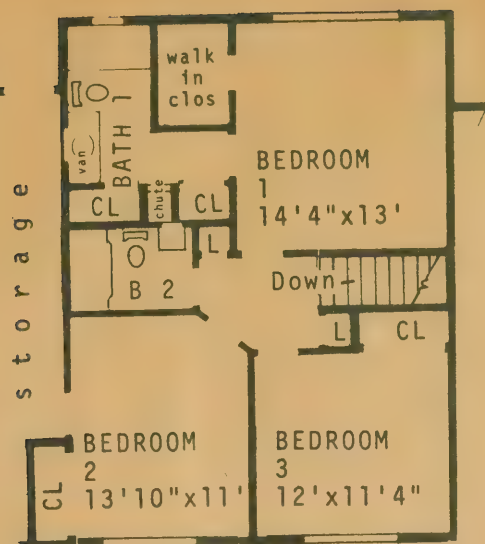
There is a great deal of eye appeal to the exterior of this very delightful Continental chalet. Solid timbers, wood siding and sturdy stone are set off by beautiful leaded windows, shutters and a profusion of outdoor planters. A covered front loggia and covered porch at the rear which widens to a patio will give a choice of locations for relaxing or entertaining during the warmer months. The front door leads to a roomy foyer with coat closet. A spacious family room is off to the left; there's a big window area here and you may have a fireplace if you wish. Directly behind this room there is a handy lavatory and next to this a brightly lighted all-purpose service area with space for laundry equipment. A storage closet is located near the door to the two-car garage and another exit to the rear porch. This arrangement, so convenient to both the family room and kitchen, will be especially helpful when it's time for household or gardening chores

or when there are small children at play outside or in the family room. A dream to work in because it has been so thoughtfully designed, the work area of the kitchen includes space for a dishwasher next to the sink, a counter top range and built-in oven combination, an island cutting board work table and a special desk corner for menu planning. There is also a nice pantry closet and access to the basement. A large bright corner, with sliding glass porch doors, has been reserved for an informal dinette space. The formal dining room also has sliding glass doors, which open on the patio. The living room has a secluded balcony effect, since it is raised several steps up from the foyer and the dining room, and has decorative rails on those sides. A vaulted ceiling, a handsome fireplace and a big beautiful window help to make it even more impressive. Both family bedrooms, on the second floor, have big windows and big closets. The family bath serves both nicely and there are two linen closets in the hall. The master bedroom has a walk-in closet, two more closets, a laundry chute and a private bath with a vanity sink. A delightfully different house, this chalet offers a fresh approach to modern living.

Overall Dimensions: 67'2" x 29'.
Square Feet: 1,235 main level;
740 bedroom level.
Architect: Derick B. Kipp.

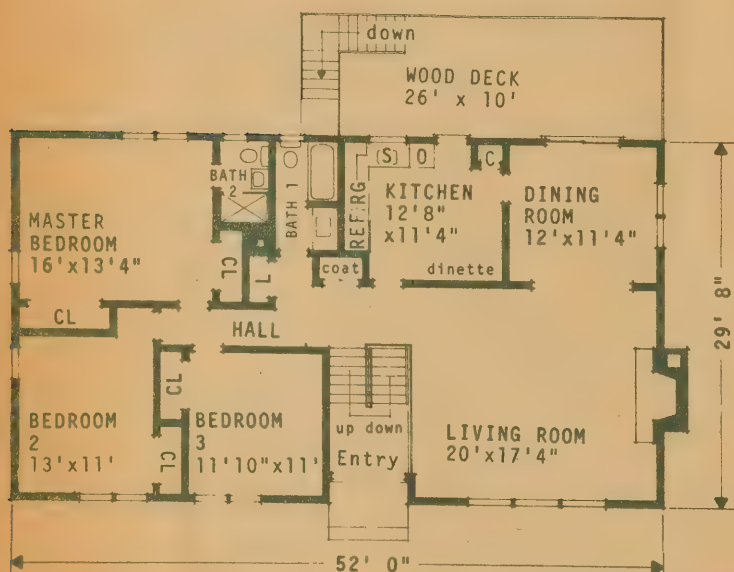


The living room shows the fireplace and the gallery rails overlooking foyer at the front and dropped dining room at the back.



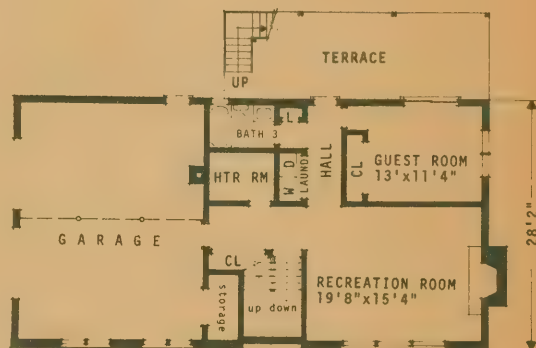
This bi-level plan offers a fresh approach to designing a home for a large family. There is a lot of space here, all under one unbroken roof-line and on an economical rectangular foundation. The entry is mid-level, so all of the rooms are easy to reach. On the lower level there is a two-car garage with a storage closet in the rear, and an inside door to the house as well as a door to the back yard. Right near the steps down from the entry there is a closet for coats, which is a great convenience. The recreation room at the front is nicely lighted and has a cozy fireplace along the side wall. There is a guest room in one corner, with a large closet and sliding glass terrace doors for an extra touch of luxury. Across the hall is a complete bath with adjacent linen closet. The remaining space on the lower level has been used for a heater room and laundry facilities. Space on the upper level has been utilized in the same manner—not a bit of it has been wasted! A balcony rail at the entry side of the living

room establishes a nice feeling of spaciousness and three large windows at the front carry out that theme. There is, of course, a fireplace to serve as a center of hospitality. The dining room has sliding glass doors that open on the spacious wood deck, a nice way to add space when entertaining during warm weather. The kitchen also has a door to the deck and there are stairs from the deck to the terrace below so the entire outdoor recreation area is readily accessible. Informal meals can be enjoyed in the dinette corner of the kitchen and meal preparation and cleanup is made as easy as possible with the L-shaped grouping of appliances and cupboards. Each front bedroom has a large closet and ample window space, and the master bedroom has cross-ventilation, two big closets and a private bath. A family bath, linen closet and coat closet complete the plan for this level. A handsome double front door, vertical siding and beautiful big windows all around give the exterior an appeal which will last through the years.



HOUSE PLANS, 48 W. 48, N. Y. 10036

Overall Dimensions: 52' x 29'8".
 Square Feet: 1,440.
 Architect: Herbert C. Struppmann.



LOWER LEVEL
 reduced scale





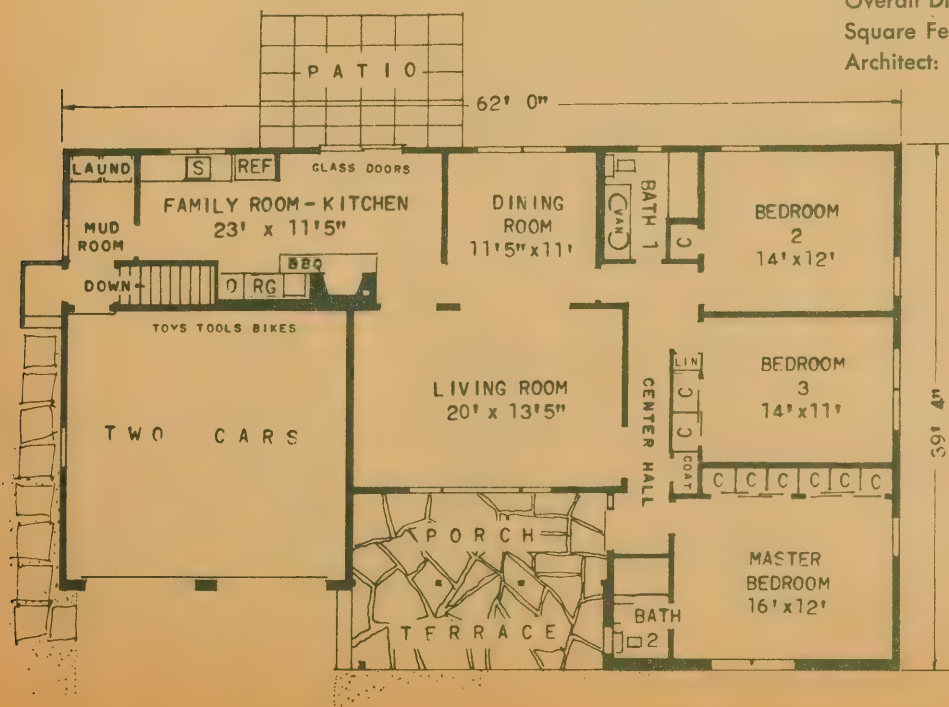
HOUSE PLANS, 48 W. 48, N. Y. 10036

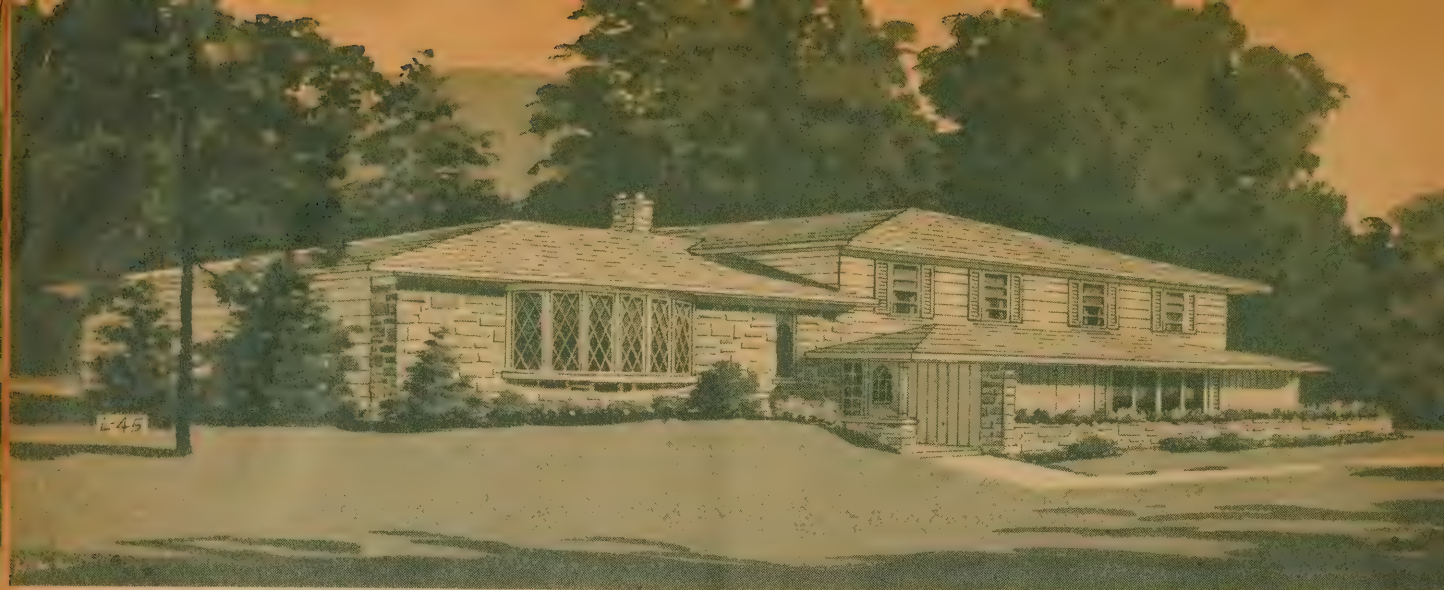
Patio, Porch and Terrace

The overall picture of this house is one of sumptuous space, indoors and outdoors, too. Everything is as large as you need, and more. Sheltering wings formed by the bedrooms and the two-car garage enclose a front terrace that is roofed over at the house side to form a singularly attractive and practical area for outdoor activity. Sliding glass doors open from the family room end of the kitchen and outdoor meals can be prepared and served effortlessly. For indoor play space, the family room is a wonderful addition to the house. There's a big fireplace for marshmallow roasts or just warmth and comfort on blustery nights. The kitchen area is beyond, and you could screen or separate the two areas, still making fullest use of the attractive family room end for informal suppers with ease. Added to kitchen facilities is the mud room at the side. The service door opens here, and access to the

basement and garage is perfect, while it gives the family a chance to clean up a bit before coming into the kitchen or the rest of the house. Formal areas are living room at the front and dining room at the back, and they can easily be used together or separated for special activities. With access from the porch and terrace via the front door, there is no reason to disturb the living areas to reach bedrooms and bathrooms. The master bedroom is at the front. It offers a six-closet wall for storage, and a private bath for the parents. Both bedrooms behind it are large and light, and each has excellent closets. The bathroom is at the back, with a double vanity to give it guest lavatory use. The indoor areas fit your family and the outdoor areas delight them, while the house as a whole can truly be lived in and loved.

Overall Dimensions: 62' x 39'4".
Square Feet: 1,495.
Architect: Lester Cohen.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Split Level Indoors and Out

Plan No. D-3447

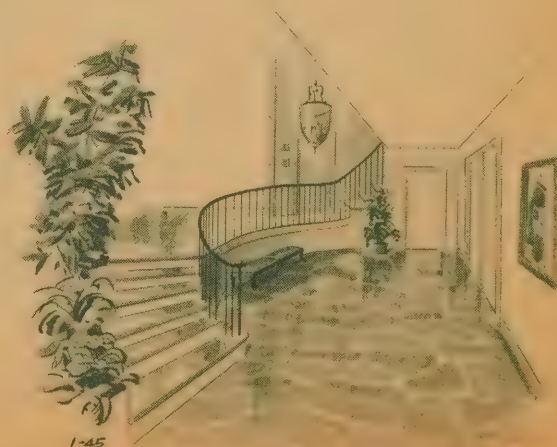
The smart planning that makes this house so successful inside extends outside too. The front is an attractive blend of stone, repeated in a long planter, with horizontal and vertical siding. The hip roof on all levels unifies and gives a modern, sleek look to this style. At the rear the two level terrace takes full advantage of the outdoors, extending the living in a beautiful and practical manner. The upper terrace has sliding glass access doors from the dining room and dinette, and with a wide window overlooking it from the kitchen as well, the two areas are closely related visually as well as physically. Steps lead down to the semi-circular lower level terrace which blends with the big recreation room, and either teenage or adult get togethers can expand outside with out causing a ripple in the activities in other parts of the house. The interior is equally dramatic, starting with the stone floor entrance hall and broad curving staircase leading to the other levels. A big sliding door coat closet is practical on the lower level as is the garage and guest entry. The eye is drawn up to the charming living

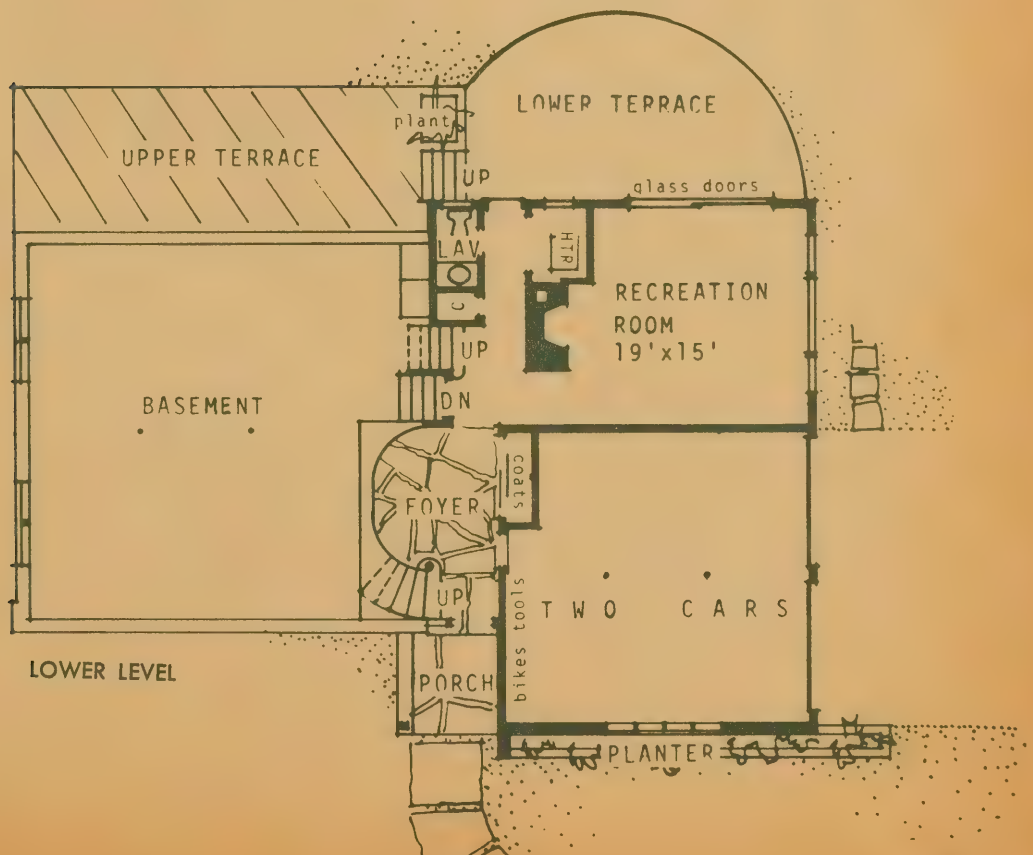
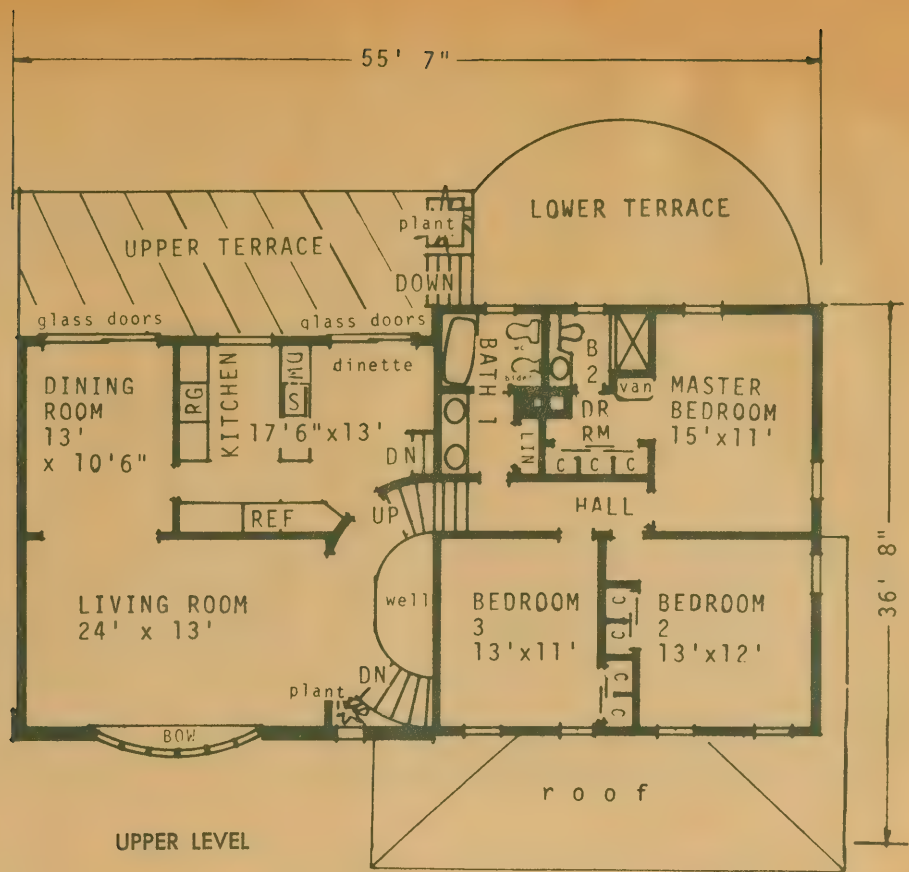
room with wide, diamond-paned bow window and beyond the dining room and terrace. The kitchen and dinette are effectively screened from view but are just steps away from all parts of the house. The appliances are efficiently laid out in wide ranging counters and daily dining is spacious and cheerful. Up just a few extra steps but also hidden from view is the bedroom wing. At the head is a luxurious bathroom, convenient to the living level too, with a linen closet and a double vanitory at the front, and alcove tub, toilet and bidet at the back. Two bedrooms with double closets are opposite and the master bedroom has a view of the terrace and a large dressing room with a wall of closets, a built-in vanity and a full bath with stall shower. There is also a complete basement under the living level, a lavatory and closet with access from the terrace, not to mention the handsome layout of the recreation room, its size, the beautiful fireplace, picture windows opposite, and spacious doorways to the terrace.

(Cover)

Overall Dimensions: 55'7" x 36'8".
Square Feet: 1,470.
Architect: Lester Cohen.

Sweep of curved stairs leads from foyer to living and bedroom levels.







HOUSE PLANS, 48 W. 48, N. Y. 10036

Mansard Roof for a Modern Two-Story

Plan No. D-2578

The Mansard roof is an inspired design for an average sized house. It gives better proportions and an air of luxury and permanence that qualifies it for consideration by the modern family. The roof is extended from the garage and its large storage to protect the loggia and front entry. Once inside, there is a spacious living and dining room taking up one whole side of the house, the only dividers a decorative screen between the two. A large fireplace is centered on one wall to be enjoyed throughout the area. In addition, there is a wall-to-wall view, with a long window at the living room end and glass doors leading down to the patio at the rear. The plan effectively channels traffic throughout. Stairways to bedrooms and basement are centrally located and the garage entrance is through a laundry at the rear where there is a coat closet with another in the hallway. The family room, with another fireplace, is an imposing 19'4" and has sliding glass doors leading to the other side of the patio which, extending across the whole back of the house and with double access, invites extended outdoor

living. The kitchen is at the center of things and is a marvelous arrangement of cabinets and appliances on all sides. A sink and dishwasher are on the back wall, with a window overlooking the patio. Range and wall oven are on separate walls, and a snack bar serves as the divider for the family room. On the second level, there are four bedrooms and two baths surrounding a balcony hallway, all with maximum privacy. The master suite at the left has a dressing room and bath facing front so the sleeping quarters overlook the rear garden. It is a full bath with double vanitory, while the dressing room has a built-in vanity between cabinets, as well as a closet, in addition to the wall of closets in the bedroom itself. The other bedrooms all have large closets and there is a linen closet in the hall, with another partitioned bath. The exterior is a combination of brick and redwood and the vertical panelled garage doors, plus the sturdy brick columns of the loggia, furnish a good visual contrast to the strong horizontal roof lines.



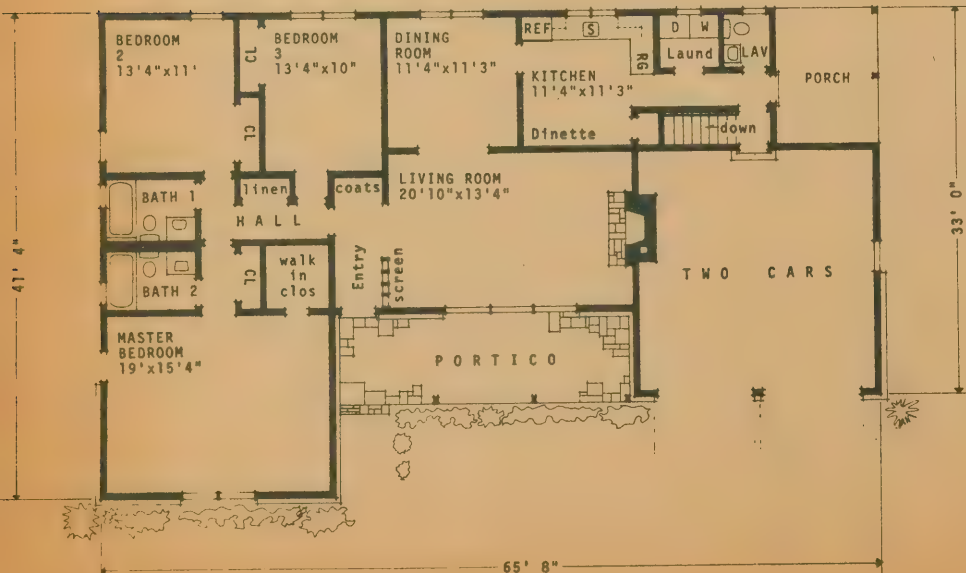
HOUSE PLANS, 48 W. 48, N. Y. 10036

Easy Maintenance All-Around

Plan No. D-6326

There are many benefits which you may rightly expect to get from living in a new house and all of them are included in this design. One of the most important is easy maintenance, which means added time for the enjoyment of family activities. The exterior is constructed of brick with board trim and the design is so attractive that it needs only the simplest of foundation plantings to set it off properly. Set straight back from the driveway for trouble free operation in the winter, the garage has doors in an arched design which is echoed by the arches of the front portico and the side porch. Just inside the front door there is an entry with a large coat closet and a divider screen on the living room side. The living room has three very large windows which face on the portico and a fireplace centered on the end wall, two very important focal points for decorating. Ideally situated for entertaining, the living room is complemented by a well-lighted formal dining room to the rear. In the kitchen

there is an L-shaped arrangement of appliances and cupboards, designed to save steps and time, a double window over the sink which helps in supervising youngsters at play outside, a roomy dinette corner and a convenient storage closet. Next to the kitchen there is a work-saving area with a laundry room and lavatory. You can reach stairs to the basement and doors to the porch and two car garage here. All three bedrooms open off a short hall to the left of the entry, as does the linen closet and the family bath. This bath has a tub and a vanity sink and is identical with the private bath in the master bedroom. The master bedroom also has cross-ventilation, a walk-in closet and another large closet. Both of the family bedrooms have extra wide closets and two windows apiece. With a floor plan such as this you can sail through housekeeping chores as easily as you can through the outdoor chores and the whole family will be the richer and happier for it.



Overall Dimensions: 65'8" x 41'4".

Square Feet: 1,505.

Architect: Herbert C. Struppman.

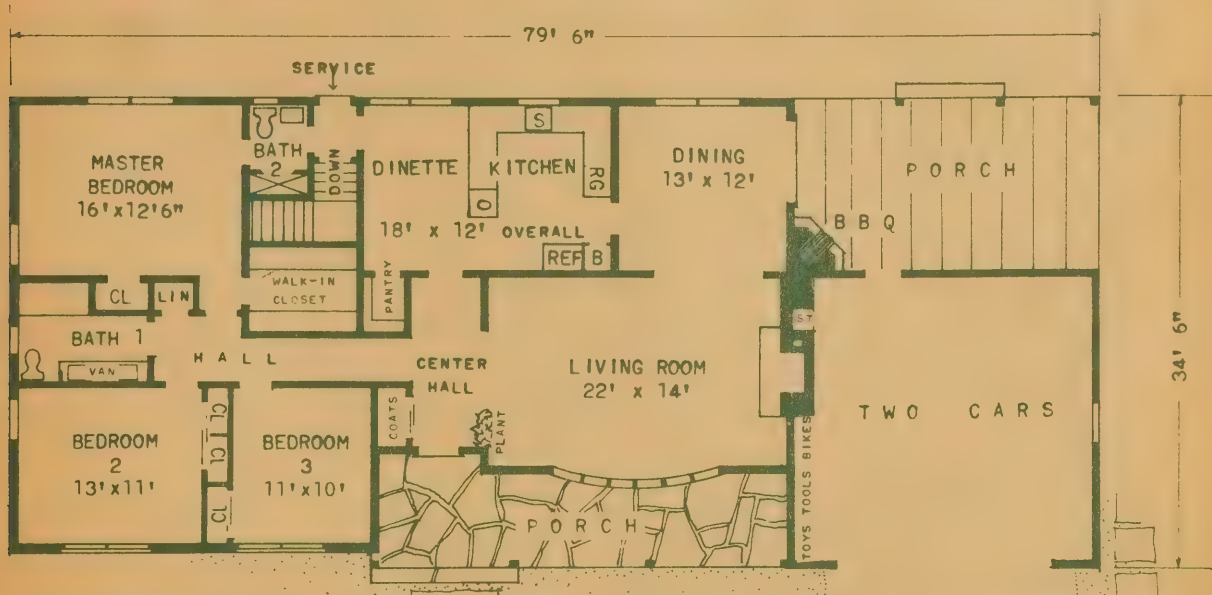
Inside, outside and from every angle, we think that you will find this an especially nice ranch house. The main portion of the exterior is of clapboard but board siding has been used as a trim on the porch and random stone has been used at the left. Some extra nice touches include the unusual garage doors, the shutters and window boxes and the sheltering flagstone porch. Paint the exterior and trim to suit your fancy, add some favorite shrubs, and you'll have a house to be proud of! Proud you will be of the interior, too, and delighted with its ranch house convenience. One end contains a two-car garage with extra storage space at the side and a door to the porch. The porch is roofed over and may easily be enclosed for year-round use. It makes a dandy safe play area for children and a secluded spot for entertaining. Naturally, the bar-becue fireplace will prove to be very popular. The central portion of the house is devoted to those areas which are truly the heart of any home. There's a spacious dining room with a view of the porch and a view of the back

yard, a charming and convenient room for formal dining from any standpoint. The kitchen includes everything that any homemaker could wish for—a compact work area with a window over the sink, a step-saving arrangement of appliances, a broom closet and loads of work and storage space. Right next to it is the dinette, which has a marvelous pantry closet, plenty of floor space and two big windows. A major convenience will be the service entry which is close enough to the dinette, basement stairs and second bath to be really useful. The front entry open on a center hall, designed with a coat closet on one side and a planter on the other. The planter is a fitting introduction to the pretty living room with its lovely floor-to-ceiling bow window and its handsome fireplace. Both front bedrooms have sliding-door closets and large windows; the master bedroom includes a walk-in closet and a private bath with a handy second door. The family bath has a twin vanity sink and there is a large linen closet just outside in the hall.

Overall Dimensions: 79'6" x 34'6".

Square Feet: 1,600.

Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036





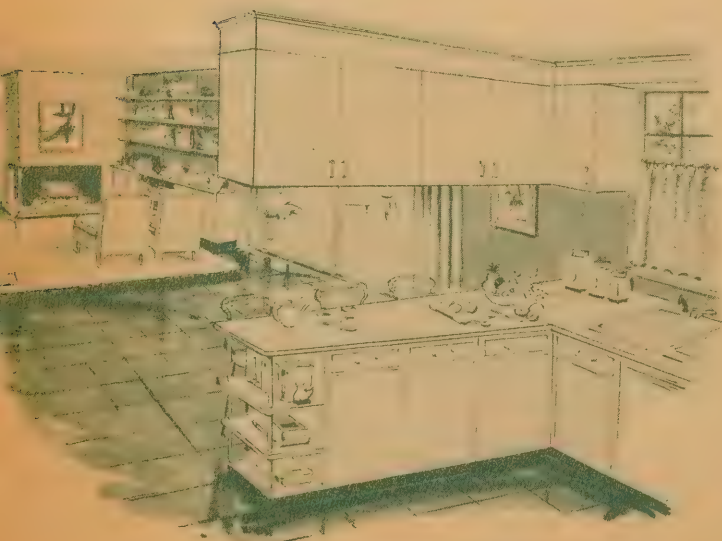
HOUSE PLANS, 48 W. 48, N. Y. 10036

Two-Story Step-Saver

Plan No. D-7043

This is a big, comfortable, four-bedroom home, made even more comfortable because the master bedroom is on the main floor. Busy parents, with a healthy, active, growing family, welcome the convenience of a master suite in a wing of its own away from the bedtime, wake-up and playtime area given over to the youngsters. There's a bathroom and a dressing-room closet and separate entries to either the front or rear of the house, while the three bedrooms are just up the adjacent stairway. Eleven closets, attic storage and a bath to themselves serve the area above. The downstairs suite is perfect, too, for grandparents living in, or if a professional office is

needed, it could be easily converted to this use. The center core of the house has a front living room overlooking the porch, and a lovely dining room whose window wall opens to the dining porch alcove. At the back, a beamed ceiling and corner fireplace accent the informality of the family room. Sliding glass doors afford a view of the terrace when it's too cold to enjoy being out there, or too rainy to use the barbecue. The compact kitchen is separated from the activity area by a snack counter. For extra convenience for formal dining, there's a pantry with a serving counter between kitchen and dining room. Additional utility area is provided by the laundry-mudroom with a service lavatory and a gear closet just inside the service vestibule, and indoor-outdoor storage behind the garage will be most appreciated.

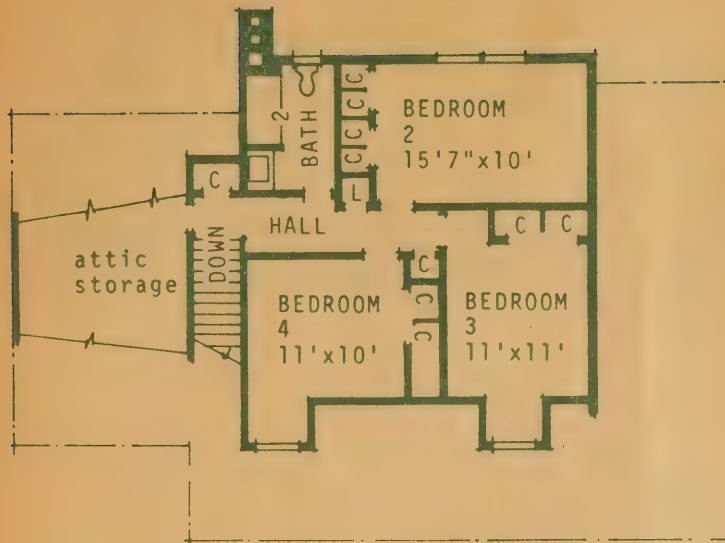


Overall Dimensions: 73'x32'2".

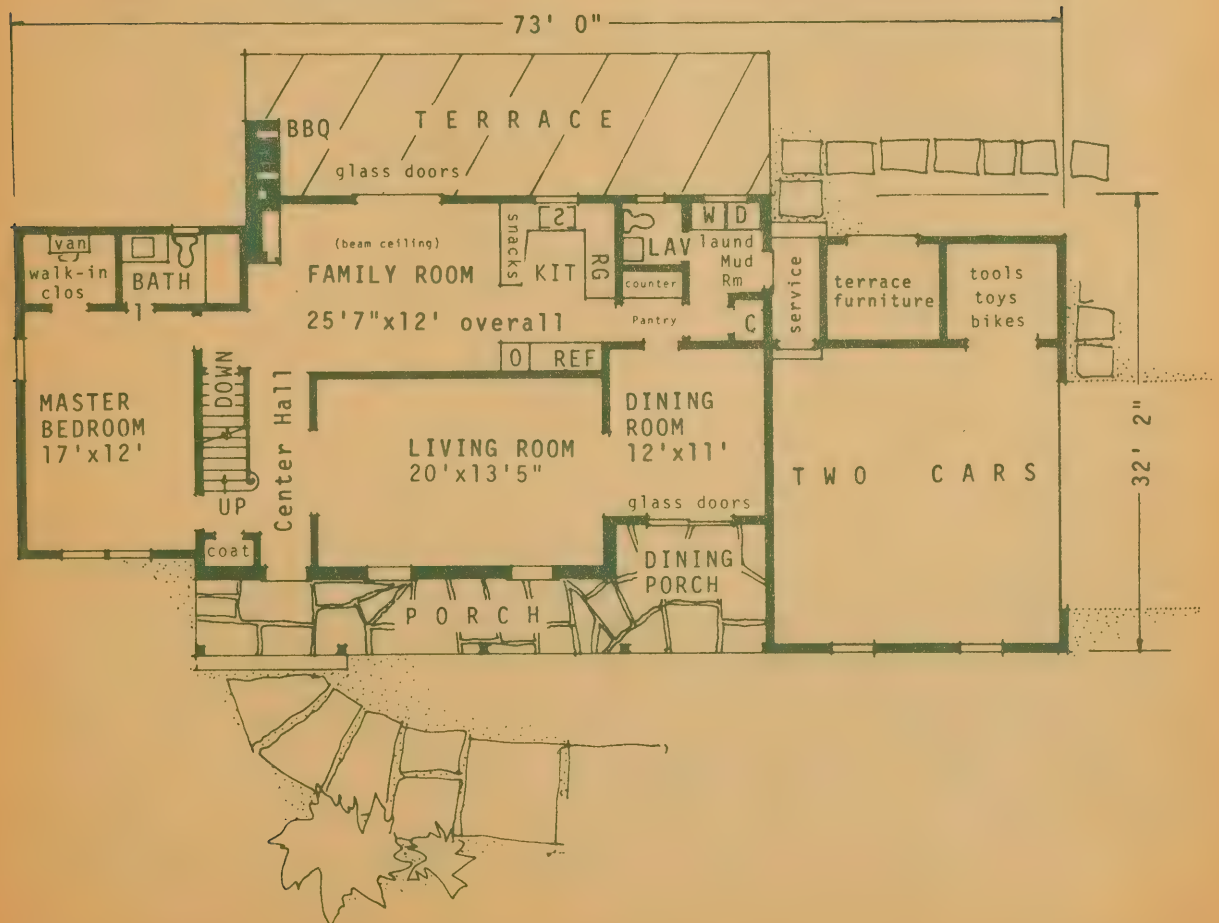
Square Feet: 1,135 first floor, including service;
645 second floor.

Architect: Lester Cohen.

A snack bar separates kitchen
and family room areas.

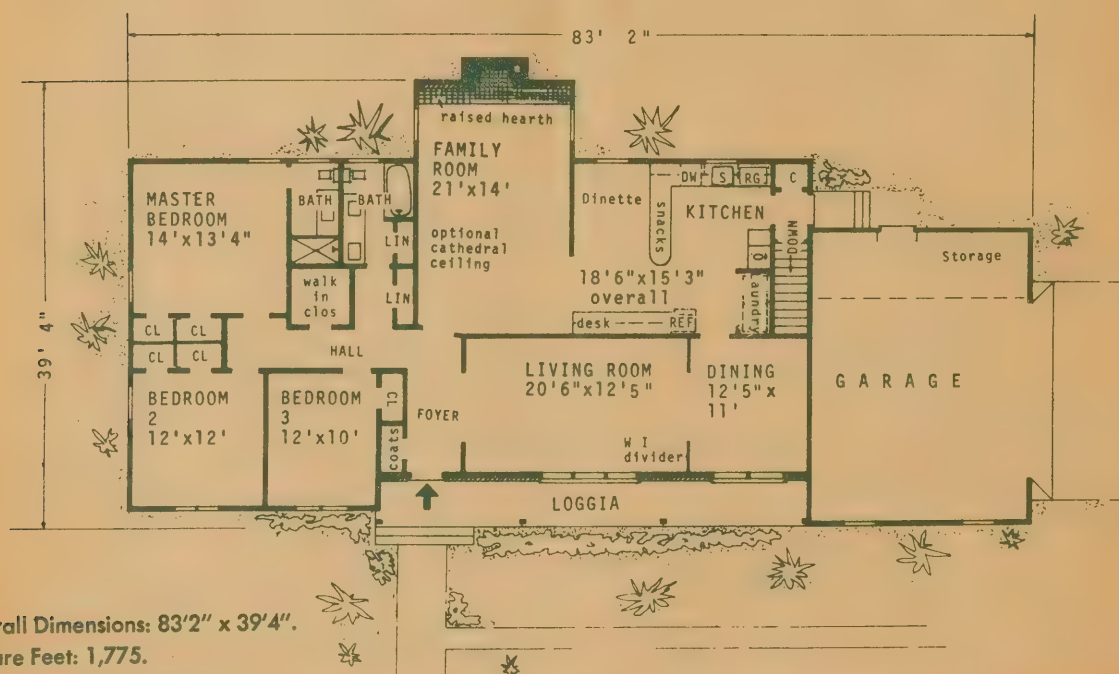


SECOND FLOOR



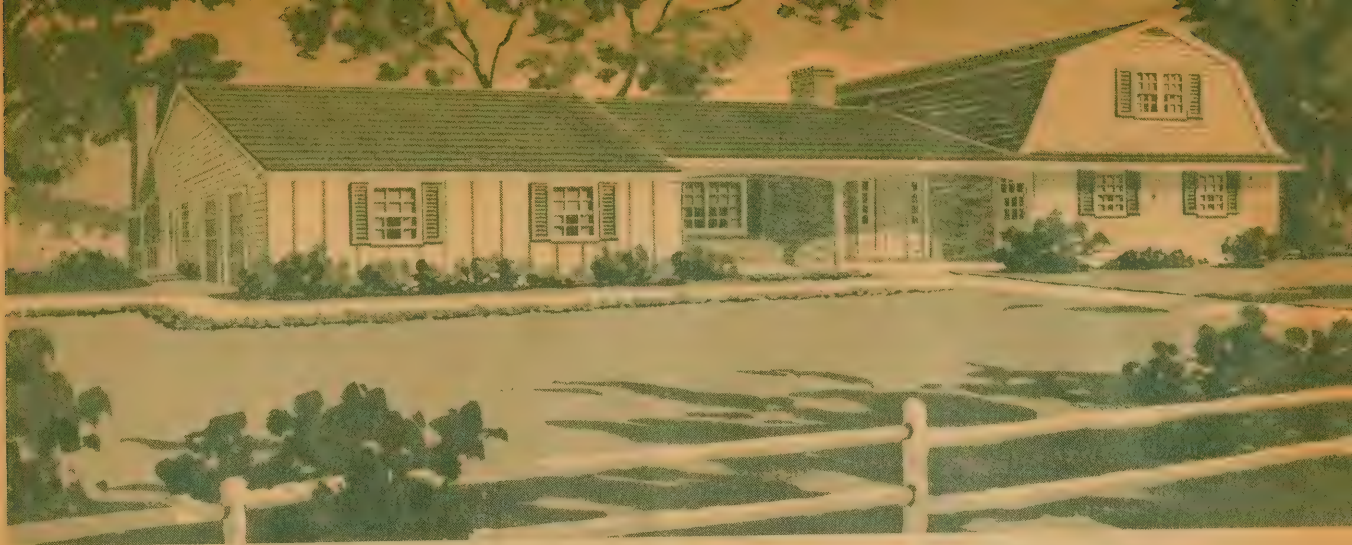
Here is a charming ranch that would be perfect anywhere and so right for the modern family. Vertical siding and brick make it carefree and picturesque, with the further emphasis of rustic wooden shutters, window boxes at small-paned windows, and Y-beams delineating a covered loggia of exceptional length. The interior plan maintains the feeling of country comfort but is geared to today. To the right of an entrance foyer, with coat closet, are the living and dining rooms, separated by wrought-iron dividers—providing thirty one feet of entertaining space. Directly ahead is the dramatic family room—with optional cathedral ceiling—and a brick-walled fireplace with raised hearth at one end, flanked by picture windows. There is a really superior, oversized,

family-centered kitchen and dinette where the skilled homemaker can perform her duties and still supervise children or participate in the surroundings activity. All major appliances, including wall oven and range, are in separate counters for ease of preparation, and a planning desk overlooks the family room. Laundry is a step away, and a rear entrance, coat closet, and basement are right off the kitchen. There is excellent storage behind the two-car garage. The three bedrooms are amply provided with closets, in addition to a walk-in closet in the hall, and two linen closets. There are two baths, one with glass-enclosed tub in the master bedroom, and a double-sink vanity for the rest of the house.



HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Expandable Gambrel Farmhouse

Plan No. D-7045

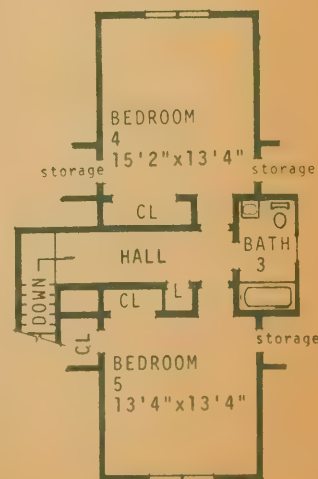
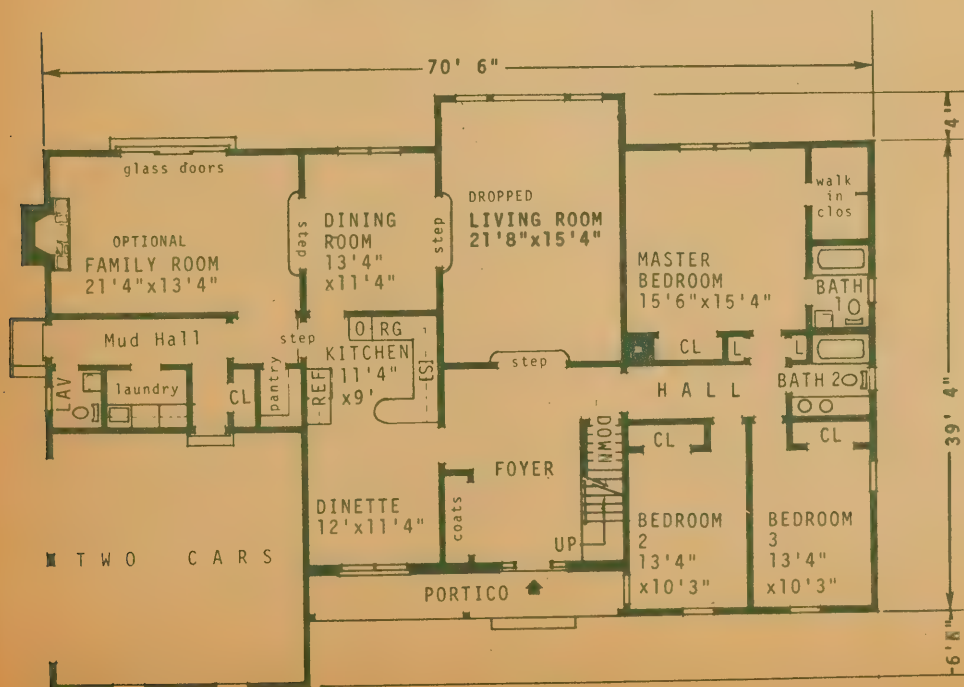
This is a wonderful opportunity to have a complete and luxurious three-bedroom house now, while providing for future expansion, if necessary. The room-sized foyer faces a dropped living room with picture windows at the far end. On one side is the bedroom wing with two complete baths, one in the master suite and the other with twin vanitory. On the other side of the house is a well-planned arrangement for kitchen, dinette, and dining room. The dining room is in an attractive setting, leading through arched doorways to the dropped living room one side and the optional family room on the other. This gives it a dais effect which can be most charming.

The area behind the two-car garage is optional on the plan, as is the expansion second floor. The large family room would be an informal entertainment area with a large stone fireplace and sliding glass doors. A mud hall, a well-equipped laundry room, a lavatory to clean up from messy chores, a closet, and a large pantry to receive groceries directly from the garage and just a step from the kitchen are the extras that the homemaker will delight in. The plans call for the upstairs to contain two bedrooms, full bath, linen closet, three additional closets, and storage under the eaves. However, if additional bedrooms are not needed, it could serve many other uses.

Overall Dimensions: 70'6" x 49'10".

Architect: Herbert C. Struppmann.

Square Feet: 1,745 1st floor, excluding area behind garage.



SECOND FLOOR



HOUSE PLANS, 48 W. 48, N. Y. 10036

A Touch Of Grace

Plan No. D-3446

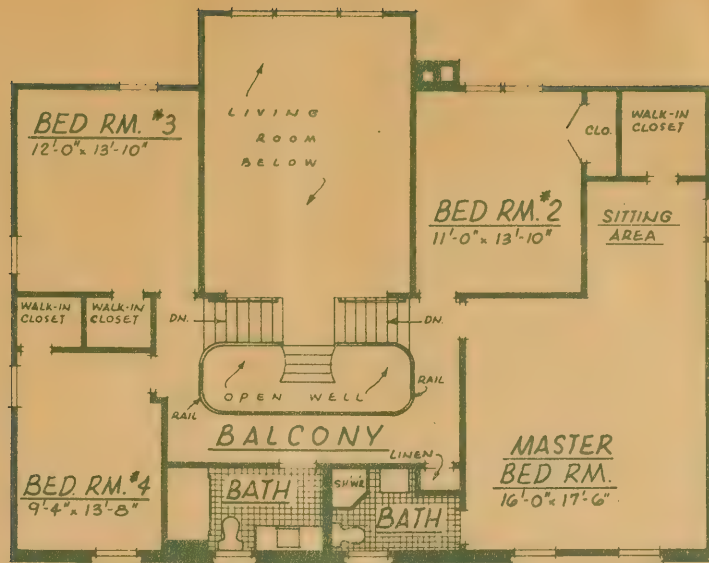
A first look at this house may recall pictures of lawn parties and southern traditional living. Well, if that is all you see, look again and you'll be pleasantly surprised to discover a marvelously modern floor plan that combines with the grace of the past to create a house that is a masterpiece of efficiency and elegance. The tall portico greets the visitor and through the decorative front door, one is admitted into the foyer which soars up through an open well and exposes a dramatic three-part stairway. All areas are easily reached from the foyer, to minimize unnecessary traffic, which makes this house a homeowner's dream. The kitchen is spacious and modern and is flanked by the laundry and mud room on one side and the dinette on the other. At the front of the house is a formal dining room with a graciously curving corner

joining two arches, giving the room that special touch. The family room is private and features a corner fireplace and sliding glass doors to the terrace. The living room is reached through the first part of the stairs and it is a magnificent room with cathedral ceiling and its rear wall pierced by tall windows that open the room to the privacy of the backyard and make it especially airy and bright. The stairs lead to the bedroom level where there are four bedrooms and two baths around a balcony gallery. The master suite includes a sitting area and a huge walk-in closet as well as a private tiled bath with stall shower. The other three bedrooms have generous closet space and good windows and share the other full bath on the floor. For any size family, this house will provide the key to elegant and relaxed living.

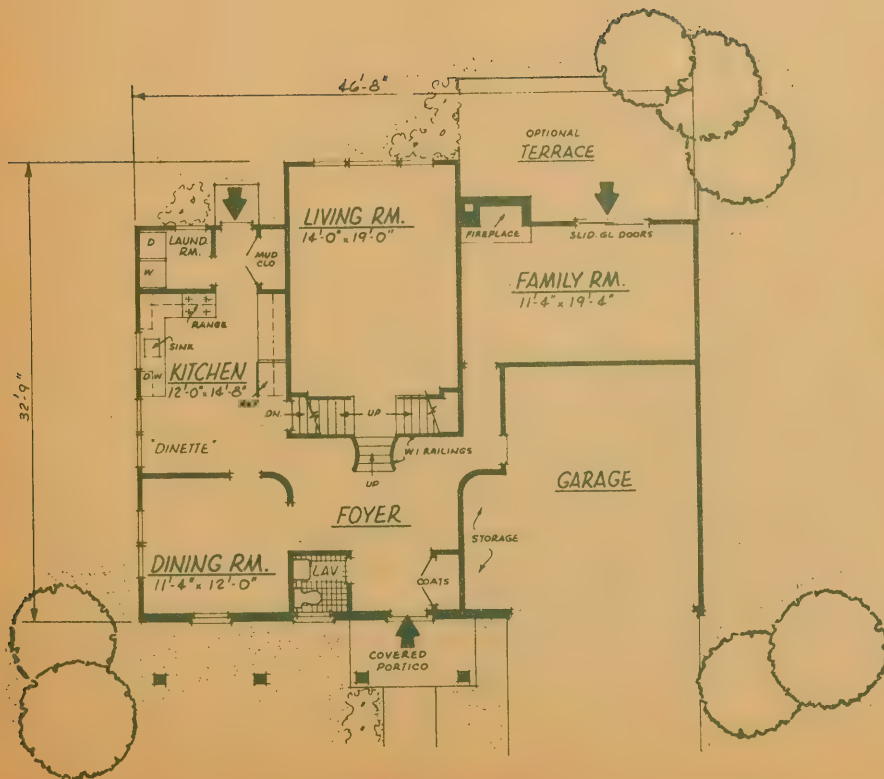
Overall Dimensions: 46'8" x 32'9".

Square Feet: 1,175 1st fl., 1,225 2nd fl.

Architect: Herman H. York/Raymond E. Schenke.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

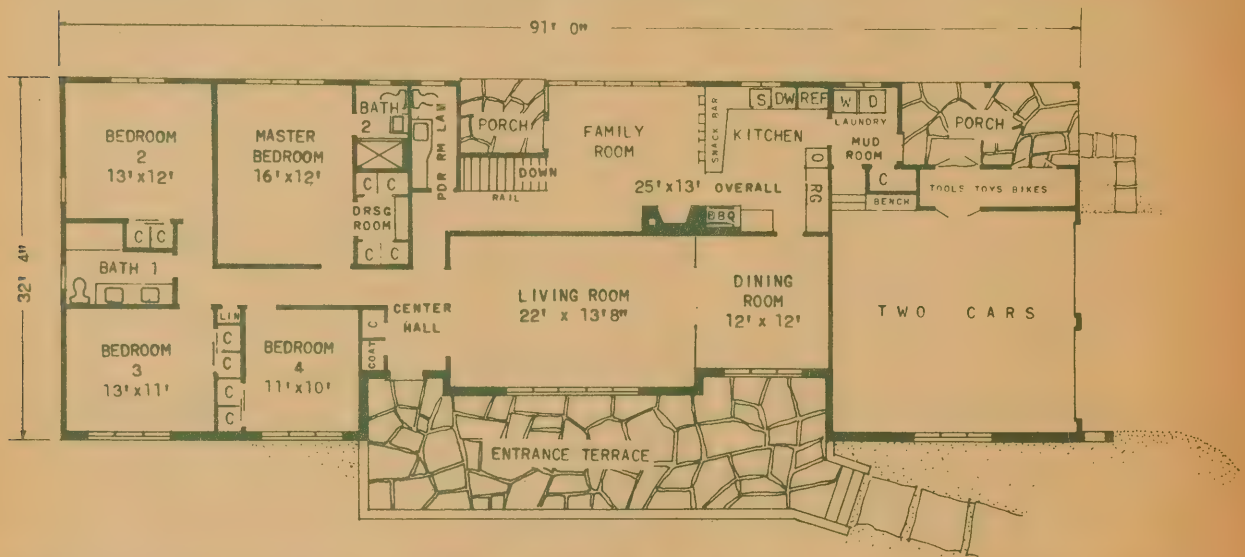
Designed particularly to suit the large family that wishes to settle in the suburbs or country, this plan is based on the old and very true maxim that maintenance is simpler when a house is the right size and when there is a proper place for everything. It is a well-proportioned, one-story brick and fieldstone residence with a friendly exterior and spacious interior. The room arrangement is both pleasing and practical, with an excellent traffic pattern. A raised front terrace, with wide stone steps on one side, provides a welcome introduction to the house. The front door is recessed under the roof overhang, and just inside is a center hall plan that starts with the entrance foyer and two hall closets. Directly to the left is the sleeping wing with four bright and well-ventilated bedrooms. The master bedroom includes a bath with enclosed shower and a dressing room with four closets and a built-in vanity. All three family bedrooms have double closets with folding doors. A large family bath in the bedroom wing has a double

vanity sink. To the right of the center hall are the living room and the dining room—attractive window details and spacious seclusion make both areas perfect for formal entertaining. The family room and kitchen, at the rear of the house, also show the pleasing and practical aspect which is the hallmark of this design. At one end of the family room there are stairs to the basement, an enclosed porch which permits outdoor dining even on rainy days and a convenient powder-room lavatory. A wall of windows in the family room overlooks the rear garden, the fireplace is backed up by a barbecue for indoor "cook-outs" and the snack bar which separates it from the kitchen gives both rooms an open friendly air. Next to the well-planned kitchen is a mud room with access to the second porch and garage, and a large storage closet is most welcome. The garage, which appears from the front to be a part of the house, has a two-way storage section for toys, tools, etc. which can also be reached from the back porch.

Overall Dimensions: 91'x32'4".

Square Feet: 1,880.

Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036





HOUSE PLANS, 48 W. 48, N. Y. 10036

Versatile Spare Room

Plan No. D-8497

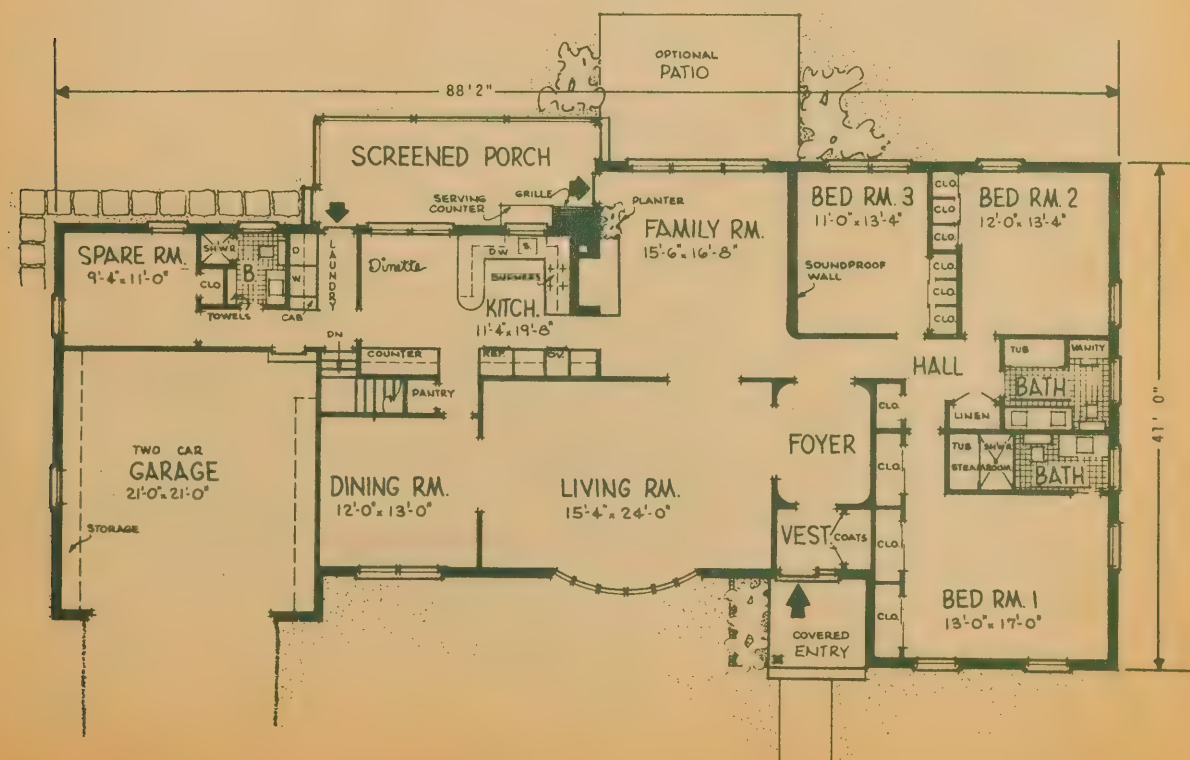
The exterior of this lovely ranch house is of mellow brick, with wood shingle trim. The front door opens on a vestibule with a large coat closet. Beyond this is the foyer for a focal point for welcoming guests. To the left is a spacious living room with a beautiful bow window and a dining room with two windows. A brightly lighted dinette corner of the kitchen is perfect for informal meals—the rest of the kitchen is designed for working efficiency. Close to the kitchen, the family room has a lot of floor space, a fireplace with extended hearth and three big windows looking out on an optional patio. The porch has a door to the family room and another to the patio, a bar-beque grille and a serving counter. Between the kitchen

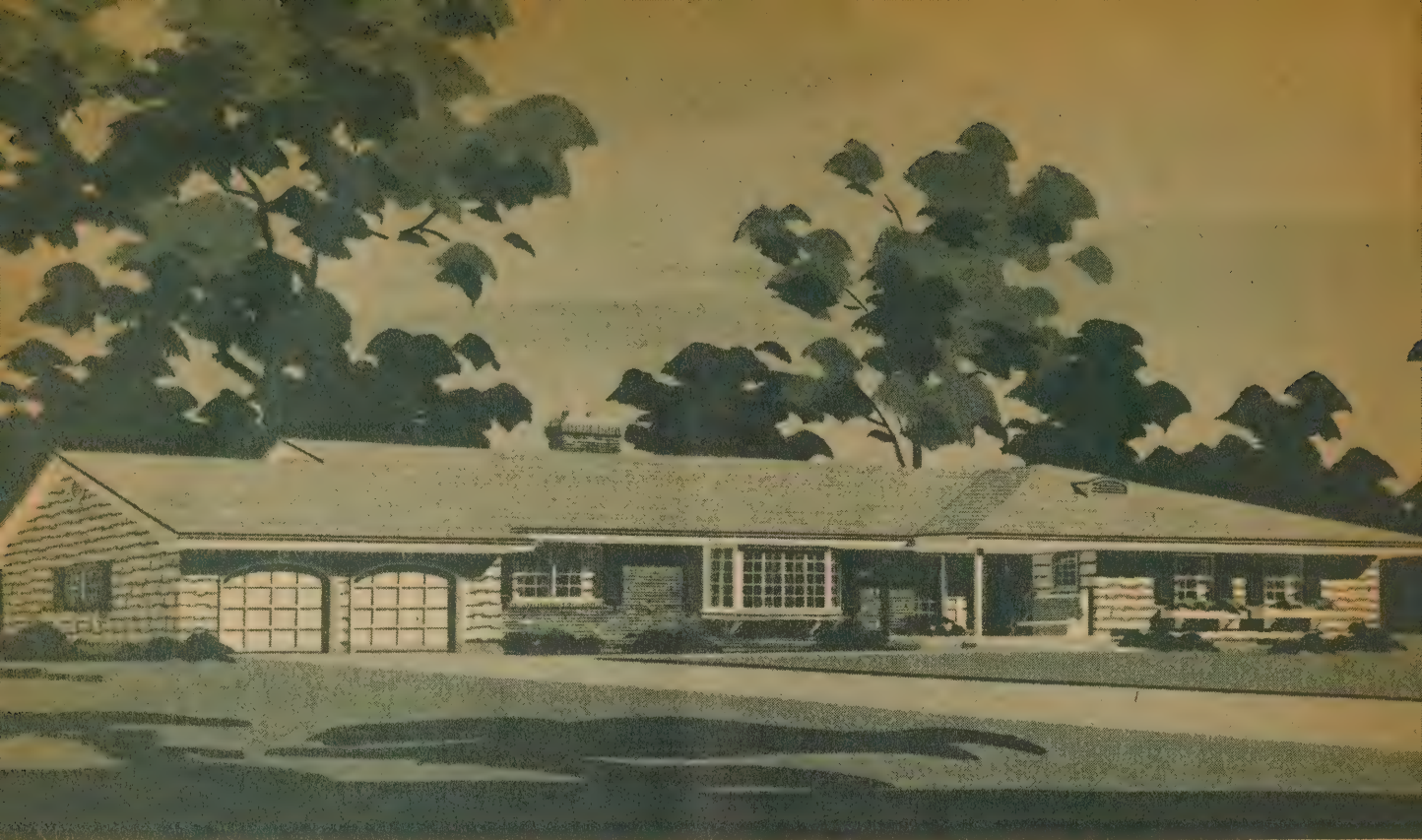
and the spare room there is an all-purpose service center which includes a laundry room with a door to the porch, stairs to the basement, an inside door to the two-car garage, and a bath. The spare room, with cross-ventilation and a large closet can be adapted to a variety of purposes. The master bedroom has a wall of three big closets, all with sliding doors, three windows with double exposure and a private bath which includes a tub and shower in a steam room. A soundproof wall shelters bedroom 3 from family room noise; this room and the one next to it has two windows and a triple closet with sliding doors. A storage closet, a linen closet and a family bath with a built-in vanity and a double sink are also in this bedroom area.

Overall Dimensions: 88'2" x 41'.

Square Feet: 2,245 excluding area behind the garage.

Architect: Herman H. York.





HOUSE PLANS, 48 W. 48, N. Y. 10036

Look Closely At This One

Plan No. D-6010

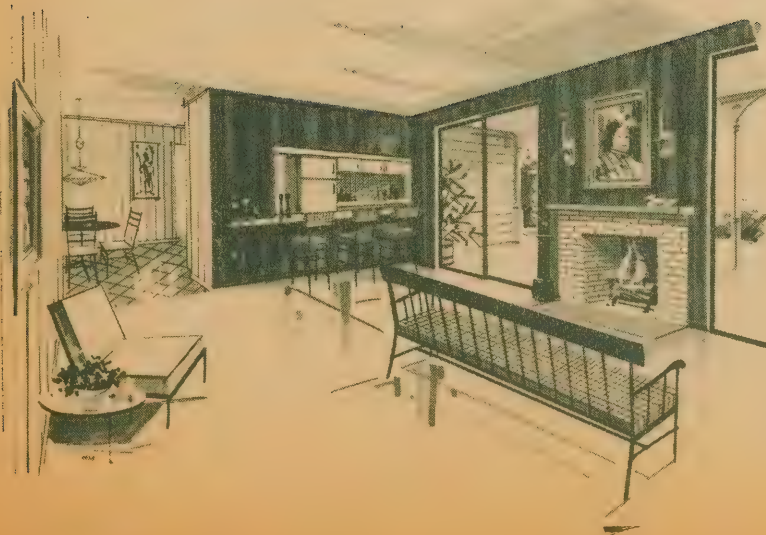
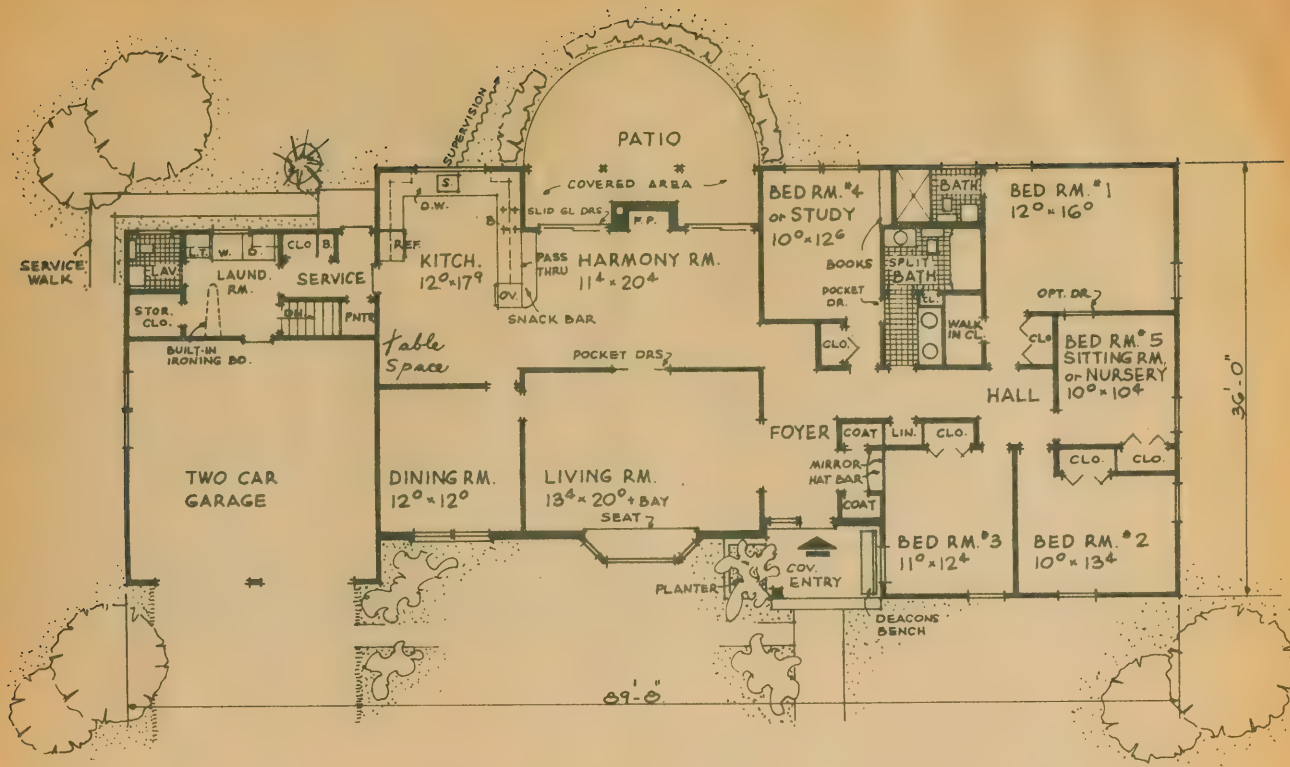
The plan of this house is deserving of real study because there are so many special details in it—details the most imaginative homeowner would think of when dreaming of his ideal home. Just to start with is the cleverly designed coat closet in the foyer which will be a real boon to the fashion-conscious woman and is large enough to serve family and guests without crowding. The living room is generous in size and the bay window seat makes a charming focal point for the decorator. The dining room is also a good size and the placement of the doors to kitchen and living room leaves plenty of wall space for the more formal arrangement of furniture that is usual in this room. The kitchen has all the built-ins the housewife wants and plenty of counter and cupboard space for maximum efficiency. There is extra table space here for casual meals and a pass-through to the snack bar in the harmony room. This room is well-named as it is truly harmonious in its proportions and its design. A cozy fire-

place is flanked by sliding glass doors which take up the entire wall and provide access to the patio outside. This patio which is partially roofed will be a delight in the summer and a pleasant view in the winter while sitting by the fire. Pocket doors can be slid back in the living room wall to combine the rooms for a large party. Five bedrooms all have large closets and two of these rooms are multi-purpose. You have only to let your imagination be your guide. The main bathroom is split for privacy and convenience and there is another complete bathroom for the master bedroom. The service center has a very well equipped laundry as well as several useful closets and an adjacent lavatory. The door from the two-car garage and the doors to the basement and the back yard are also here. The exterior of the house is a pleasant combination of shingles and brick with window boxes and shutters adding a touch of color. The covered entry is furnished with a deacon's bench which is both charming and convenient.

Overall Dimensions: 89'8" x 36'.

Square Feet: 2,000 excluding service center.

Architect: Herman H. York.



The Harmony Room—a serene area for family activity.



HOUSE PLANS, 48 W. 48, N. Y. 10036

The Best of Colonial Styling

Plan No. D-3445

The beautiful colonial exterior only begins to tell of the wonders that await you within this magnificent ten-room big family home. A gracious center hall greets you upon arrival from the columned front portico. It is surrounded by large, airy rooms, the formal rooms at the front, and a handsome wrought iron staircase leads to four bedrooms upstairs. For informal everyday living, and for use of the outdoors, the rear of the house can't be beat. A large "command post" kitchen of excellent design is enclosed by cabinets with appliances spaced in separate counters to provide elbow room for extra helpers during party preparations. The dinette is large enough for comfortable dining, not only for a large family, but for entertaining at informal dinners, while the formal dining room can easily seat a large crowd. An impressive family room with a fireplace wall, beamed ceiling and French glass doors combines with an immense patio for superb indoor-outdoor living. At the other end of the patio is an entrance to a service center with a completely equipped

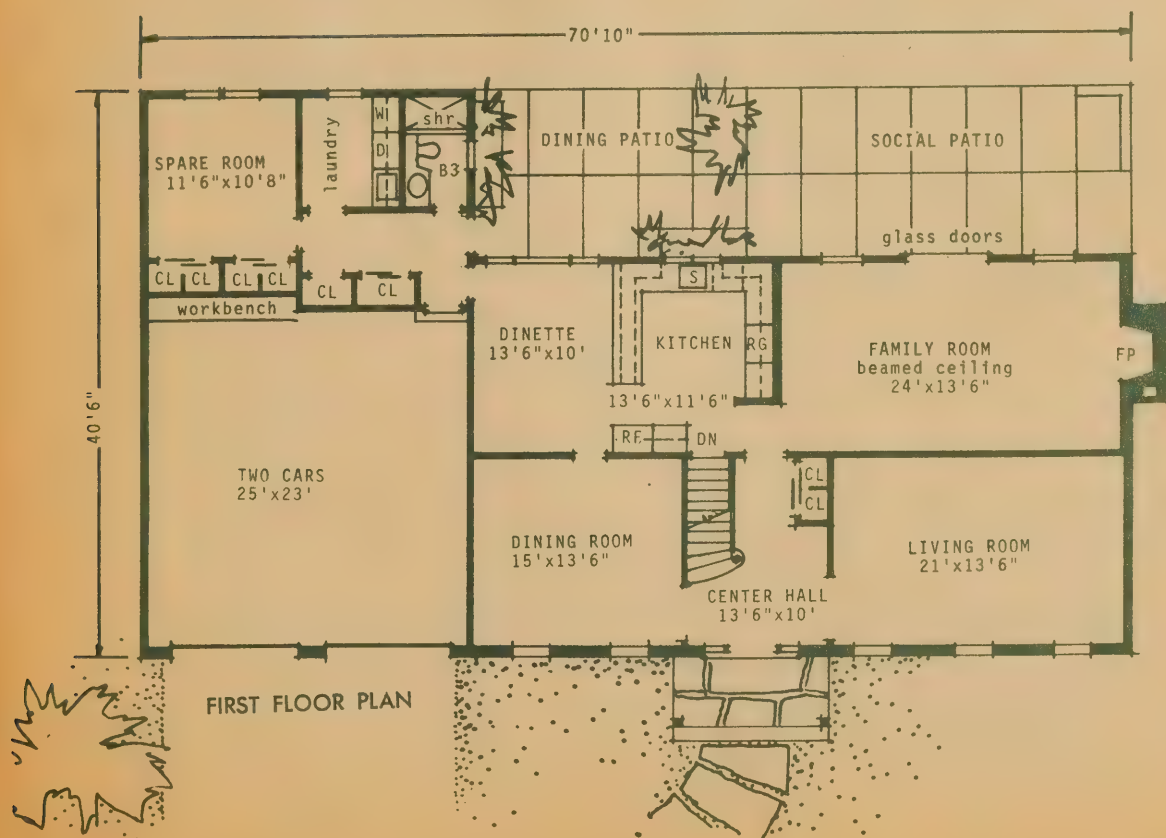
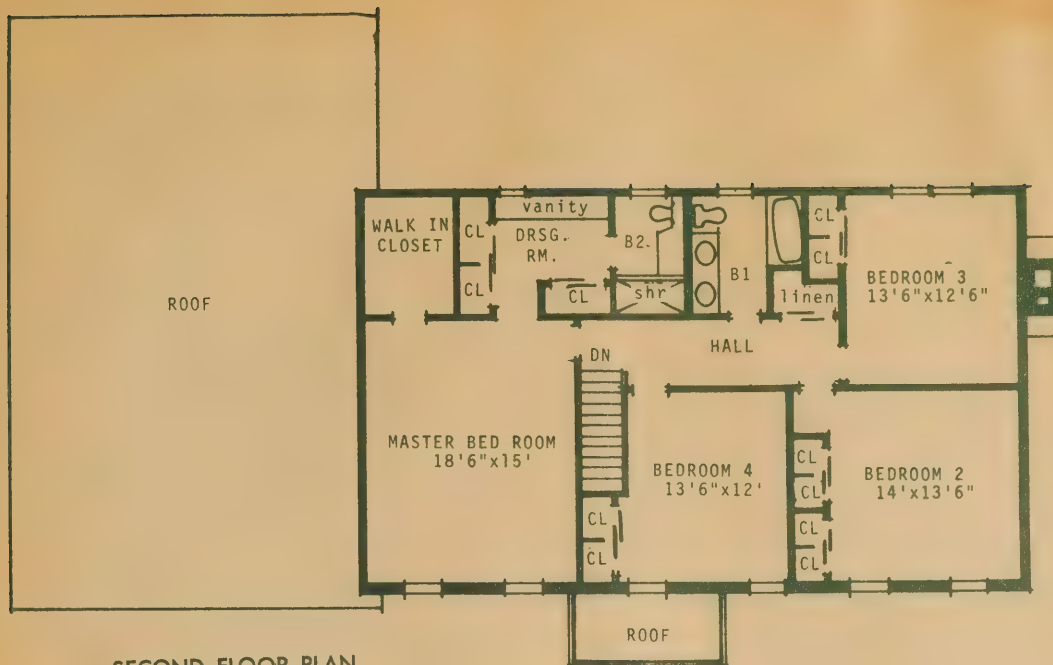
laundry room, a handsome full bathroom with stall shower and winged vanitory pretty enough to be used as a powder room. A versatile spare room with a full closet wall offers endless possibilities with its complete privacy and bathroom facilities. There are two additional closets here handy for those using the service or adjacent garage entrances, with another double coat closet just off the front hall. The bedrooms upstairs are of exceptional size with ample closets throughout, plus a sliding door linen closet. The private master suite has a room-sized walk-in closet, as well as a dressing room with three additional sliding door closets, a large built-in vanity with window, and a complete bath with stall shower. The other bathroom has a double vanitory, and with a total of three full baths, any busy schedule would operate smoothly. The whole front of the house is faced with brick, and white shutters frame the small-paned but beautifully proportioned windows, to complete the elegance that is so much a part of this house.

Overall Dimensions: 70'10" x 40'6".

Square Feet: 1,275 1st fl., (excluding area behind garage)

1,275 2nd fl.

Architect: Lester Cohen.



Facts You Will Want to Know

FHA

All our plans meet National FHA standards. That makes it possible for you to obtain FHA-insured financing; it also means the plans have met the exacting standards of the government's top housing experts.

OUTLINE SPECIFICATIONS

With all plans, we furnish—at no extra cost—specification sheets showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and your builders; or your guide, if you build yourself.

The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

LUMBER AND MILL CHECK-LISTS

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select in your own building area.

REVERSE PLANS

If you desire, we will furnish reverse plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send one mirror image, and three in the original position so that you can read the figures and directions easily.

Experienced builders and contractors find these blueprints entirely satisfactory to work from.

BLUEPRINT CHANGES

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books, listed inside the back cover, first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes.

EXTERIOR MATERIALS

If the house plan (for example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily—only the width of the exterior walls must be adjusted.

BASEMENT VS. BASEMENTLESS PLANS

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is enough for the heating plant and water heater. Such a change can easily be made from your blueprints by your contractor. The adaptation of a basementless plan to one with a basement can also be made by the contractor.

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In general, costs are reckoned on a square foot basis; in most cases these range upwards from \$13 a square foot of living space, assuming that the work is contracted out.

Cost also will vary with the extras you add to the plans, and the amount of work you do yourself—like landscaping, or decorating.

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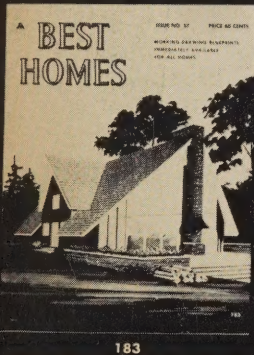
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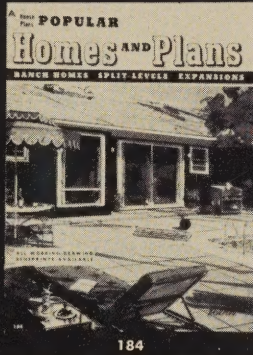
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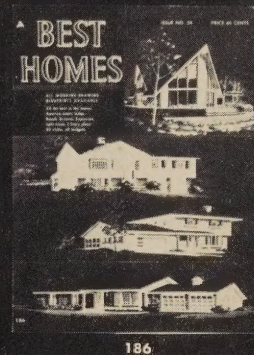
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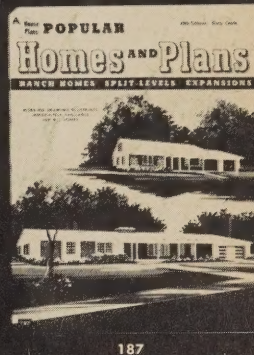
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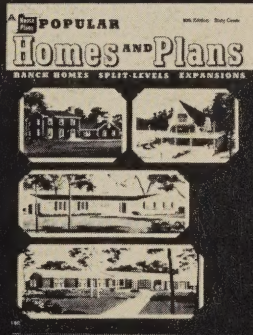
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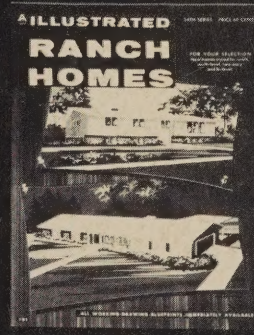
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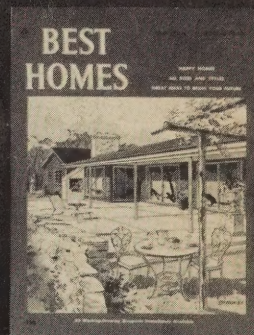
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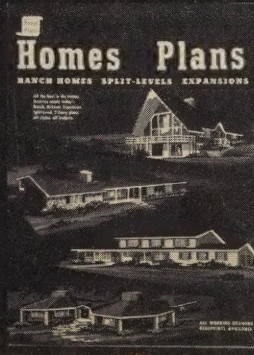
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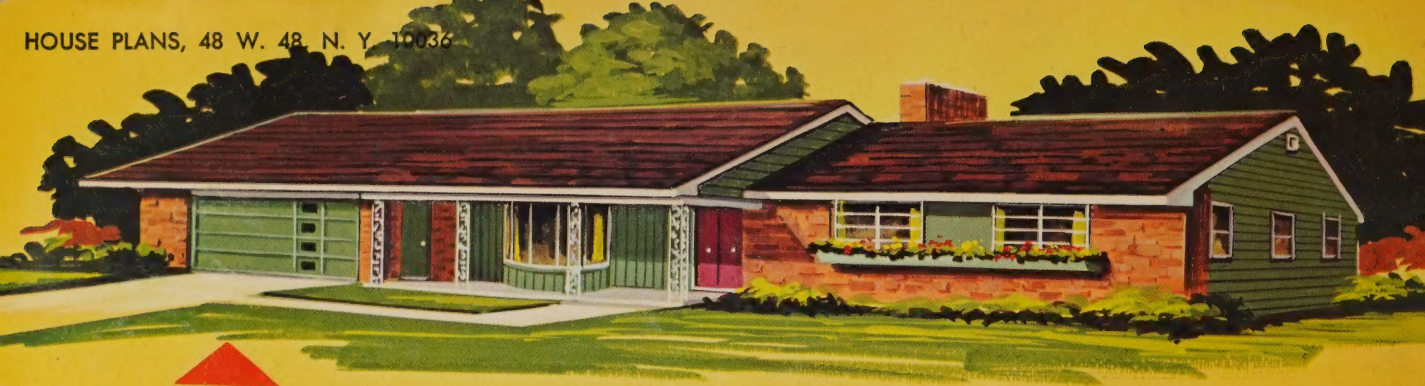
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197



Traditional But Different

Plan No. D-7496

Behind the ever-popular traditional facade is a floor plan completely different in its concept, providing a practical, organized, yet dramatic living area. A sloping beamed ceiling sweeps around the rear of this home connecting the kitchen with the family room, including space for a dinette. The enormous bay thus created extends into the rear garden and can also be seen from the main entrance. Immediately on entering the house through the flagstone center hall the focus of attention is on the family social area. The core of this area is a brick fireplace—a veritable hub around which all household activity turns. On one side is the kitchen and on the other the family room. Between are a dinette, with a barbecue fireplace for cook-ins, and an extension of the family room which allows it to flow outdoors to the terrace and garden. This expansive indoor-outdoor living area, with floor-to-ceiling glass on all outside walls, is completely informal and contains all the necessities of day-to-day family routine. The formal living room remains set apart

Overall Dimensions: 78'4" x 34'2".

Square Feet: 1,690.

Architect: Lester Cohen.

from the daytime activity area, a special place for special gatherings. Its focal point is a bow window overlooking the covered flagstone porch with its grill-work columns. There is no need ever to cross the formal living room to reach any part of the house. The dining room also has an unusual amount of privacy plus two sliding glass doors. One leads to the side porch, which can be screened, and the other leads to the terrace as do the two in the family area. Every one of the three bedrooms has plenty of closet space and a nice arrangement of windows. Bedroom 2 has a comfortable window seat and the master bedroom has a separate bath and dressing area which is most convenient. The family bath has been designed to double as a powder room. The basement is complete with recreation room, laundry, bar, lavatory, game storage closet and walk-in cedar closet. Wood siding and stone have been used for the traditional exterior of this very different home.

To order this plan,
see page 47.

